

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Platt Street, Leigh

Asking Price £110,000



Situated in a very popular location within a short walk to the local schools and shops is this pavement fronted terrace property with two bedrooms and enclosed rear courtyard.



In further accommodation comprises :-

GROUND FLOOR:

LOUNGE: 15'1 (max) x 13'7 (max) (4.57m'0.30m (max) x 3.96m'2.13m (max))

Brick fireplace. TV Point. Radiator.

DINING KITCHEN: 13'7 (max) x 9'9 (max) (3.96m'2.13m (max) x 2.74m'2.74m (max))

Fitted kitchen with base and wall cupboards. Inset sink and mixer tap. Plumbing for washing. Breakfast bar with two places. French doors to access courtyard. Radiator.

FIRST FLOOR:

LANDING:

BEDROOM 1: 14'2 (max) x 12'2 (max) (4.27m'0.61m (max) x 3.66m'0.61m (max))

Double bedroom . Radiator.

BEDROOM 2: 13'8 (max) x 6'2 (max) (3.96m'2.44m (max) x 1.83m'0.61m (max))

Single bedroom. Spacing saving sliding door. Radiator.

BATHROOM: 7'2 (max) x 6'6 (max) (2.18m (max) x 1.98m (max))

Oval corner bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Part tiled walls. Radiator.

OUTSIDE:

This property is pavement fronted and an enclosed courtyard to the rear.

TENURE:

COUNCIL AND TAX BAND :

Wigan Borough Council Band A

VIEWING:

By appointment with the agents overleaf.

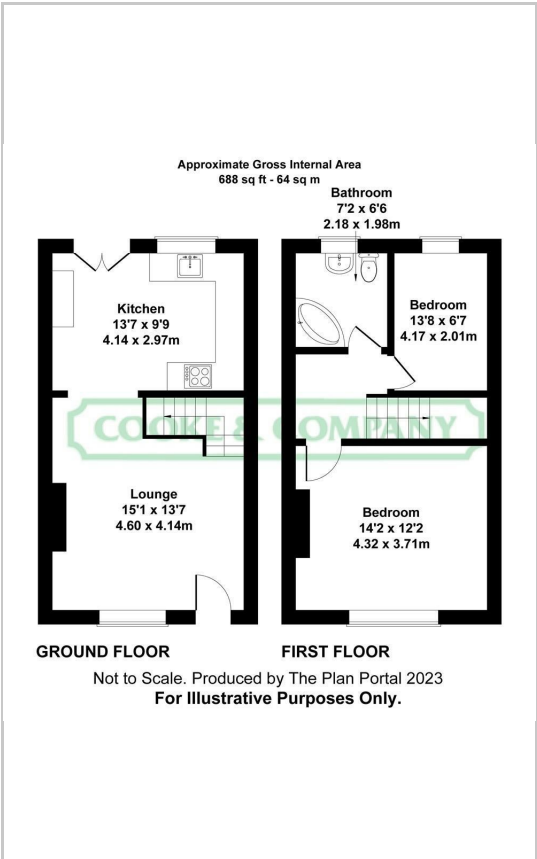
DIRECTIONS:

Sat Nav Ref. WN7 1NA

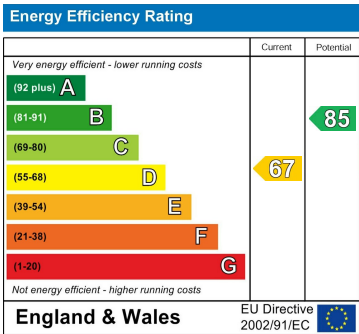
Area Map



Floor Plans



Energy Efficiency Graph



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