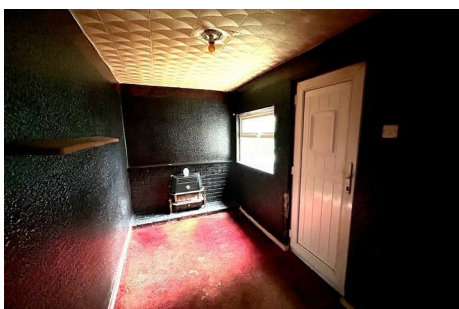
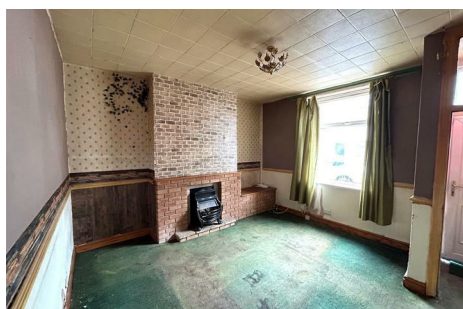


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Isherwood Street, Leigh

Situated in a well-established residential location with good access to the town is this two bedroom garden fronted mid-terraced house with street parking to the front of the property and an enclosed area to the rear

IDEAL PROPERTY FOR A FIRST TIME BUYER  
VACANT PROPERTY  
UPDATING REQUIRED

**Asking Price £89,950**

# 14 Isherwood Street

Leigh, WN7 5JQ



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE VESTIBULE

### LOUNGE

14'1 (max) x 13'2 (max) (4.27m'0.30m (max) x 3.96m'0.61m (max))  
TV Point.

### SITTING/DINING ROOM

21'5 (max) x 8'6 (max) (6.40m'1.52m (max) x 2.44m'1.83m (max))  
Gas Fire

### KITCHEN

13'5 (max) x 5'3 (max) (3.96m'1.52m (max) x 1.52m'0.91m (max))  
Fully fitted with wall and base cupboards.  
Work surfaces. Sink unit with mixer taps.  
Plumbing for washing machine.

## FIRST FLOOR:

### LANDING

### BEDROOM

14'5 (max) x 10'4 (max) (4.27m'1.52m (max) x 3.05m'1.22m (max))  
Radiator.

### BEDROOM

16'7 (max) x 6'8 (max) (4.88m'2.13m (max) x 1.83m'2.44m (max))  
Radiator.

### BATHROOM

10'3 (max) x 7'0 (max) (3.05m'0.91m (max) x 2.13m'0.00m (max))  
WC. Wash basin. Panelled bath. Radiator

### OUTSIDE:

#### PARKING

The property is garden fronted with street parking.

#### GARDEN

The rear of the property offers a low maintenance enclosed yard.

### TENURE

Leasehold

### VIEWING

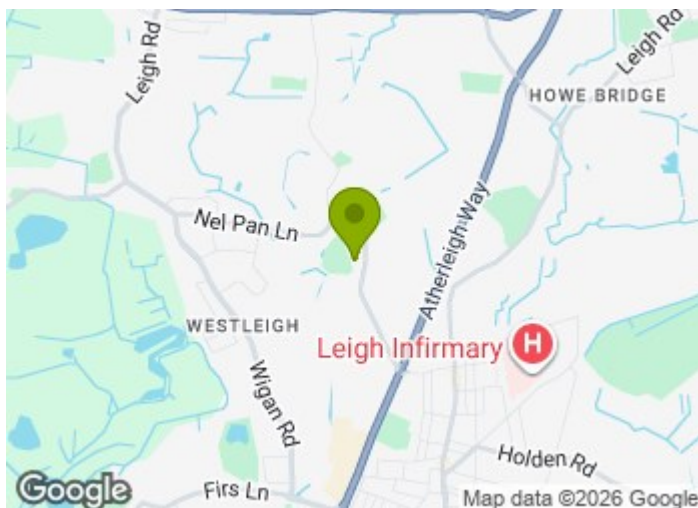
By appointment with the agents as overleaf.

### COUNCIL TAX

Council Tax Band A

### PLEASE NOTE

No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



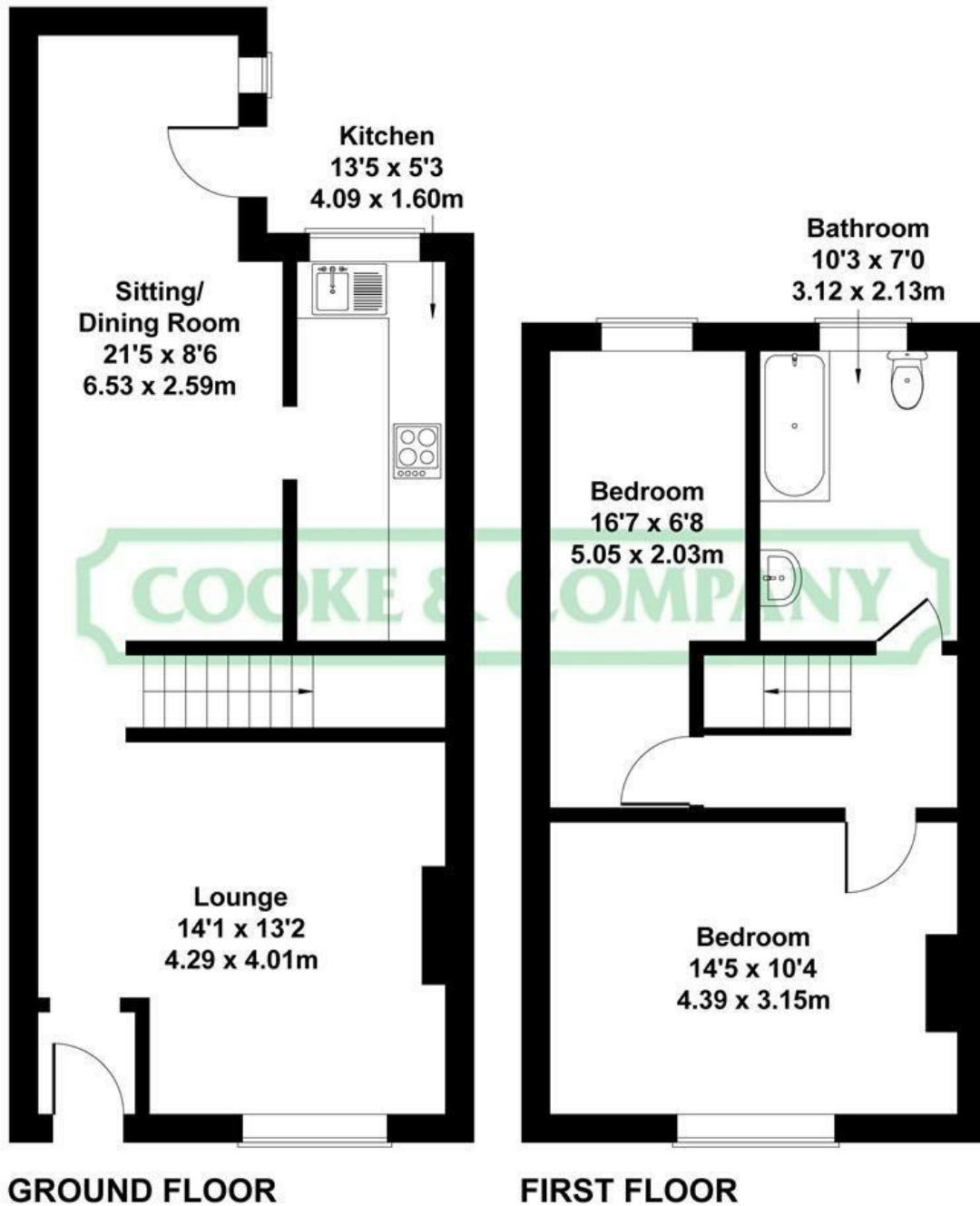
## Directions

WN7 5JQ



# Floor Plan

Approximate Gross Internal Area  
881 sq ft - 82 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	