

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Findlay Street, Leigh

Situated in a well-established residential location with good access to the town and close to the local retail park is this garden fronted three bedroom mid terraced house with street parking and a paved garden to the rear. Ideal home for a first time buyer

**Asking Price £139,950**

# 60 Findlay Street

## Leigh, WN7 1XG



In further the accommodation comprises:-

### GROUND FLOOR

#### ENTRANCE

#### SITTING ROOM

14'3 (max) x 10'7 (max). (4.27m'0.91m (max) x 3.05m'2.13m (max).)

Fire with surround. TV Point. Radiator

#### LIVING ROOM

17'4 (max) x 14'4 (max) (5.18m'1.22m (max) x 4.27m'1.22m (max))

Fire with surround. Radiator

#### KITCHEN

18'2 (max) x 7'8 (max). (5.49m'0.61m (max) x 2.13m'2.44m (max).)

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Tiled flooring.

#### DOWNSTAIRS WC

#### FIRST FLOOR

#### BEDROOM

14'3 (max) x 12'4 (max) (4.27m'0.91m (max) x 3.66m'1.22m (max))

Radiator.

#### BEDROOM

12'0 (max) x 7'2 (max). (3.66m'0.00m (max) x 2.13m'0.61m (max).)

Radiator.

#### BEDROOM

11'9 (max) x 6'9 (max) (3.35m'2.74m (max) x 1.83m'2.74m (max))

Radiator

#### BATHROOM

5'1 (max) x 4'2 (max) (1.52m'0.30m (max) x 1.22m'0.61m (max))

Large walk in shower. Vanity built in wash basin with storage. WC.

#### OUTSIDE

#### PARKING

Street parking to the front of the property

#### GARDEN

Paved rear garden

#### TENURE

Freehold

#### VIEWING

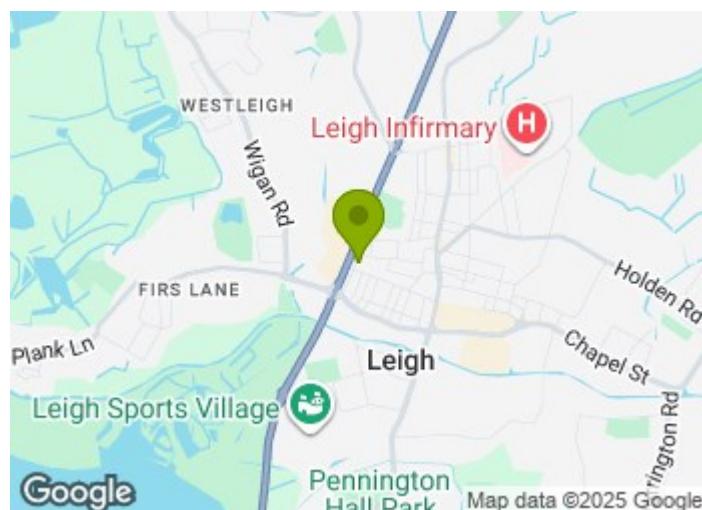
By appointment with the agents as overleaf.

#### COUNCIL TAX

Council Tax Band B

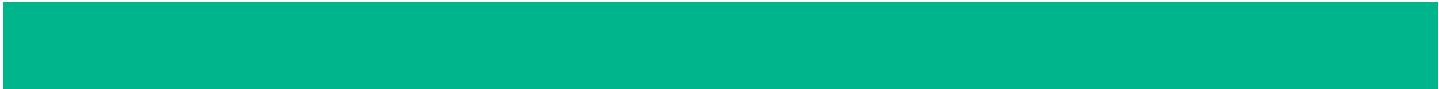
#### PLEASE NOTE

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.

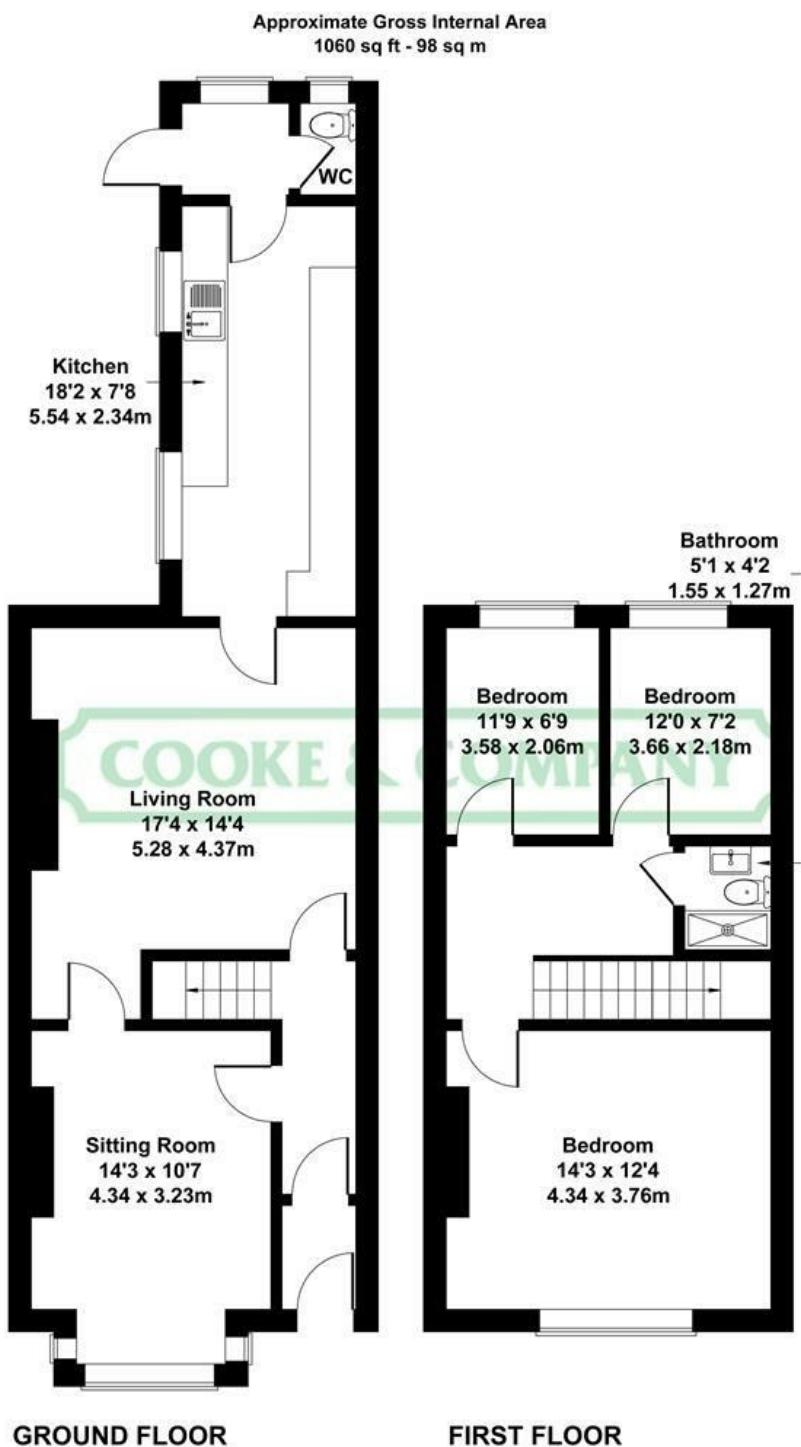


#### Directions

WN7 1XG



## Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	