

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hope Street, Leigh

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

**Asking Price £115,000**

# 51 Hope Street

Leigh, WN7 1NB



- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE

### LOUNGE

14'9 (max) x 12'0 (max). (4.27m'2.74m (max) x 3.66m'0.00m (max). )  
Fire surround with gas fire. TV Point.  
Radiator.

### KITCHEN/DINING ROOM

14'8 (max) x 10'1 (max). (4.27m'2.44m (max) x 3.05m'0.30m (max). )  
Fully fitted with wall and base cupboards.  
Sink unit. Oven. Hob. Extractor. Plumbing for washing machine. Door to outside

## FIRST FLOOR:

### LANDING

### BEDROOM

15'0 (max) x 11'8 (max). (4.57m'0.00m (max) x 3.35m'2.44m (max).)  
Radiator

### BEDROOM

13'2 (max) x 7'2 (max). (3.96m'0.61m (max) x 2.13m'0.61m (max). )  
Radiator.

### BATHROOM

7'2 (max) x 7'1 (max). ( 2.13m'0.61m (max) x 2.13m'0.30m (max). )  
Panelled Bath. Wash basin. WC.

### OUTSIDE:

### PARKING

The property is pavement fronted with street parking.

### GARDEN

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

### TENURE

Leasehold

### VIEWING

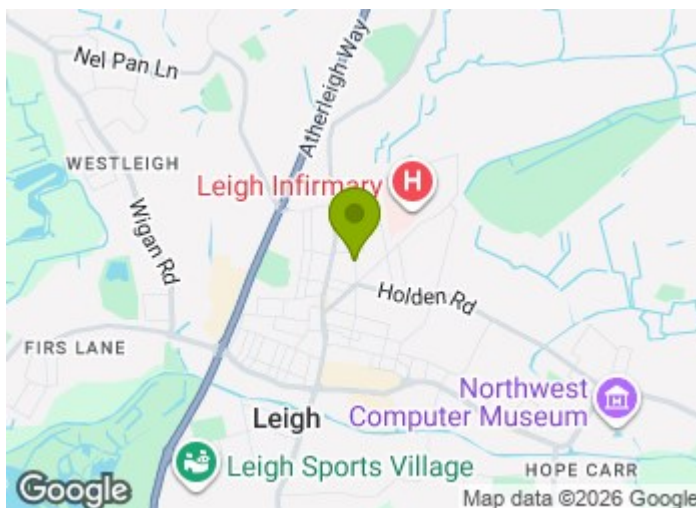
By appointment with the agents as overleaf.

### 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

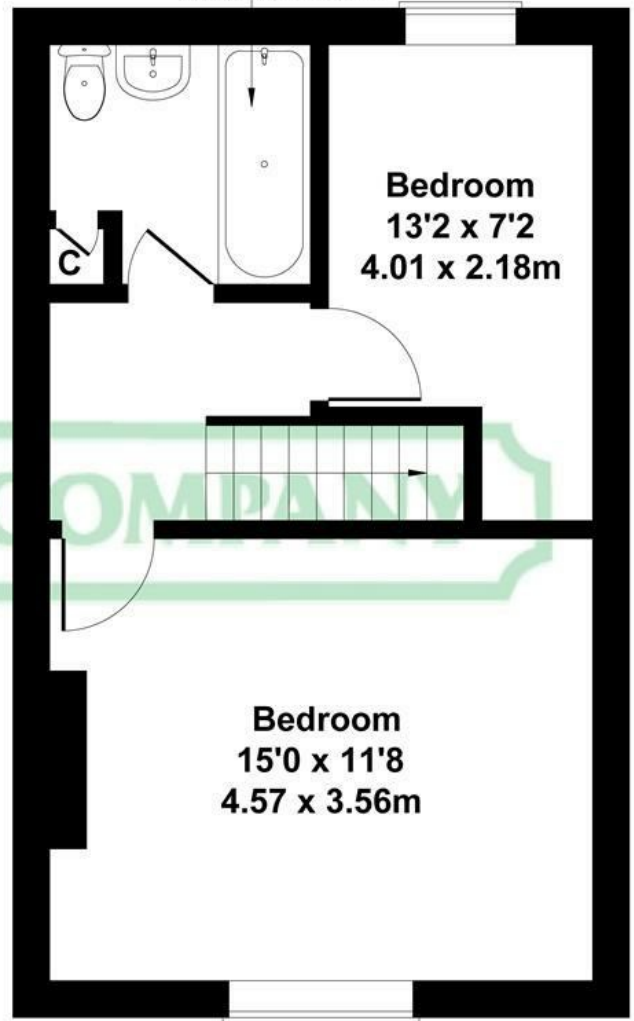
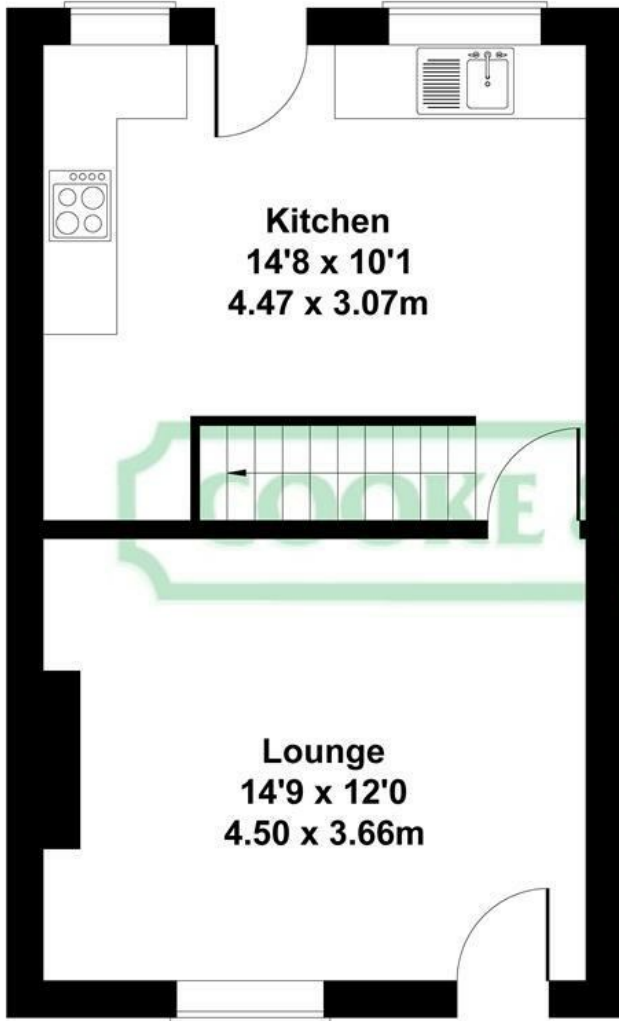
WN7 1NB



## Floor Plan

Approximate Gross Internal Area  
750 sq ft - 70 sq m

Bathroom  
7'2 x 7'1  
2.18 x 2.16m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
**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.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 67                      | 79        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |