COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Glebe Street, Leigh

Offered for sale with no onward chain
is this mid terraced property with two bedrooms
in need of modernisation but with the benefit of a new central heating system
The property offers excellent potential for a first time home
Or investment opportunity

Asking Price £85,000

84 Glebe Street

Leigh, WN7 1RQ

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In further the accommodation comprises :

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE 13’11 (max) x 12’4 (max) Gas Fire. Radiator.

DINING KITCHEN 14’2 (max) x 9’5 (max) Radiator. Door to rear.

FIRST FLOOR:

LANDING

BEDROOM 12’7 (max) x 10’8 (max)

BEDROOM 9’3 (max) x 6’9 (max) Radiator.

BATHROOM Panelled bath. Pedestal wash hand basin. Low level Wc. Radiator.

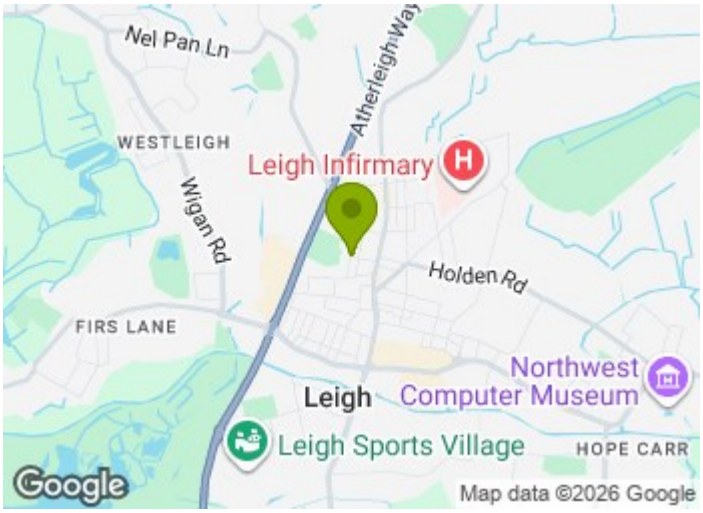
OUTSIDE: The property is pavement fronted with an enclosed area to the rear.

TENURE Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND Wigan Council Tax Band A.

VIEWING By appointment with the agents as overleaf.

SERVICES (NOT TESTED) 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.

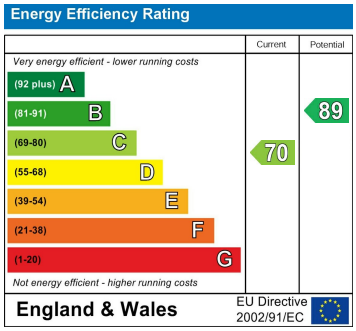


Directions

Sat Nav Ref: WN7 1RQ

Floor Plan

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.



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