

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bright Street, Leigh

Situated in an established residential area with good access to local amenities and public transport routes is this three-bedroom garden fronted mid terrace property with off road parking and an enclosed courtyard style area to the rear

Asking Price £125,000

125 Bright Street

Leigh, WN7 5QN



- SITUATED IN AN ESTABLISHED LOCATION
- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

13'11 (max) x 12'10 (max) (4.24m (max) x 3.91m (max))
Fire with surround. TV point.

KITCHEN/DINING ROOM

16'0 (max) x 9'11 (max) (4.88m (max) x 3.02m (max))
Fitted with base units and wall cupboards. Inset sink. Extractor hood. Plumbing for washing machine. Door to outside

FIRST FLOOR:

LANDING

BEDROOM

11'6 (max) x 8'9 (max) (3.51m (max) x 2.67m (max))

BEDROOM

12'5 (max) x 8'2 (max) (3.78m (max) x 2.49m (max))

BEDROOM

7'6 (max) x 7'5 (max) (2.29m (max) x 2.26m (max))

BATHROOM

6'11 (max) x 6'6 (max) (2.11m (max) x 1.98m (max))
Bath. Wash hand basin. Low level WC. Fully tiled

OUTSIDE:

The property is garden fronted with off road parking, with a private enclosed courtyard style area to the rear.

TENURE

Freehold

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

VIEWING

By appointment with the agents as overleaf.

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.

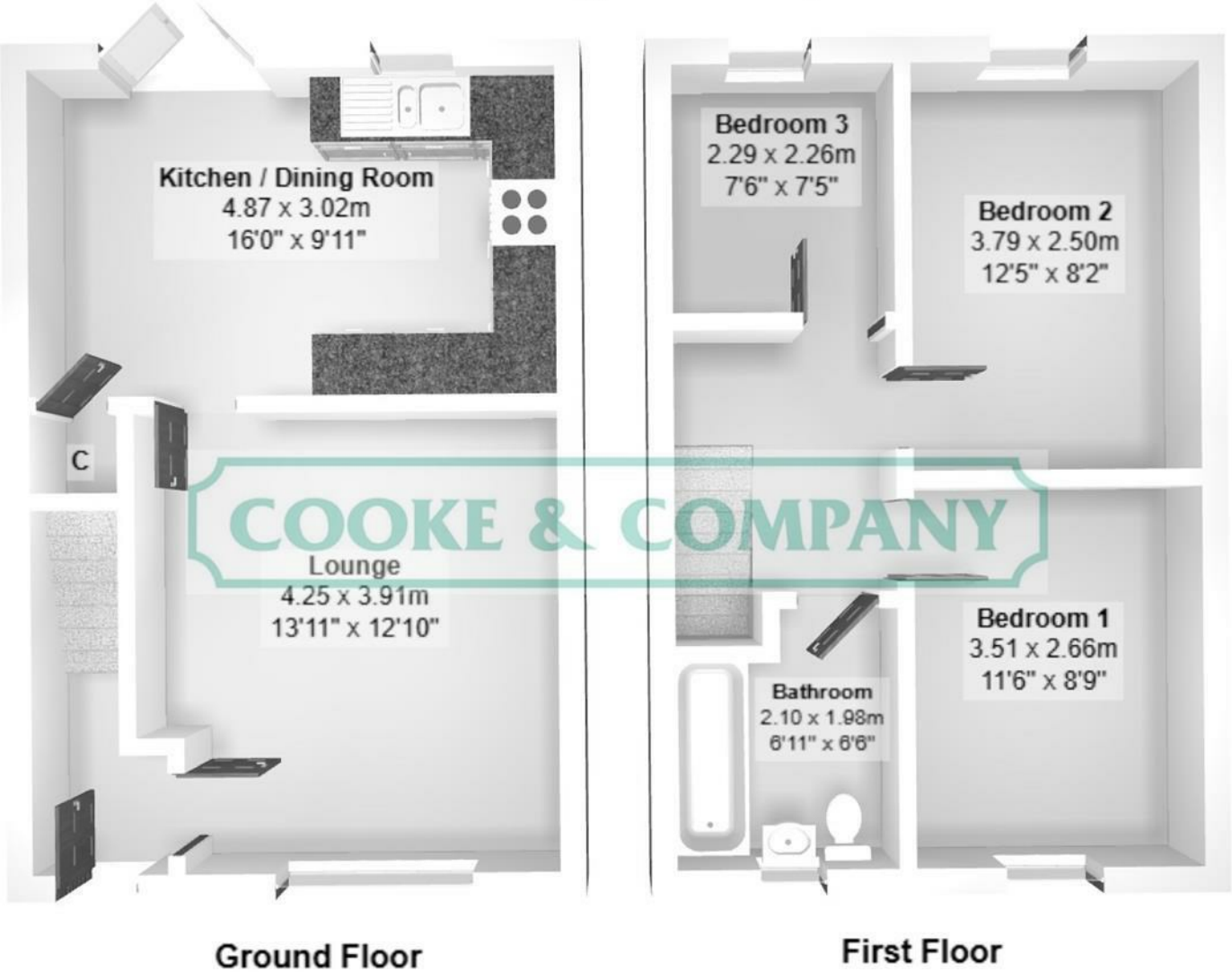


Directions
WN7 5QN



Floor Plan

125 Bright Street,



Total Area: 72.4 m² ... 779 ft²

All measurements are approximate and for display 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.

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		84
(81-91) B		
(69-80) C	72	
(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