

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Etherstone Street, Leigh

Situated in a well established location is this two bedroom garden fronted mid terrace property with an enclosed area to the rear offering ideal first time accommodation with good access to the Sports Village and Leigh Town centre

Asking Price £115,000

96 Etherstone Street

Leigh, WN7 4HY



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'2 (max) x 14'1 (max) (4.27m'0.61m (max) x 4.27m'0.30m (max))

Tv point. Radiator.

DINING KITCHEN

16'8 (max) x 12'2 (max) (4.88m'2.44m (max) x 3.66m'0.61m (max))

Fitted with wall and base cupboards.

Sink unit with mixer taps. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

14'4 (max) x 11'4 (max) (4.27m'1.22m (max) x 3.35m'1.22m (max))

Radiator.

BEDROOM

14'8 (max) x 6'9 (max) (4.27m'2.44m (max) x 1.83m'2.74m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE:

The property is garden fronted with an enclosed courtyard style area to the rear.

TENURE

Leasehold.

VIEWING

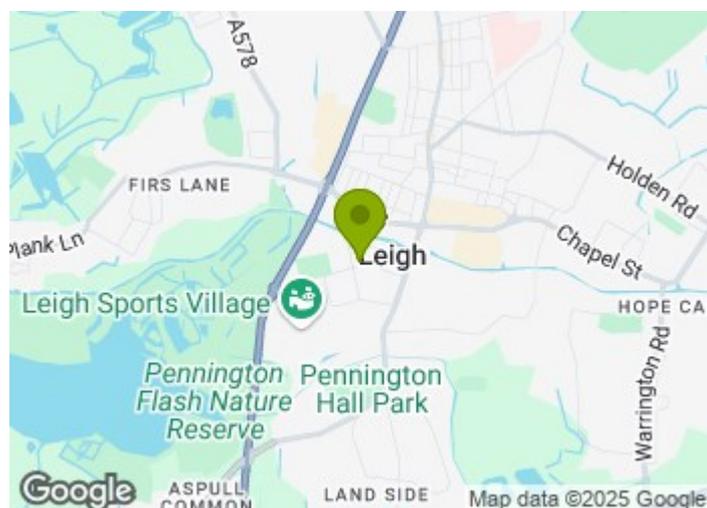
By appointment with the agents as overleaf.

COUNCIL TAX BAND

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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.



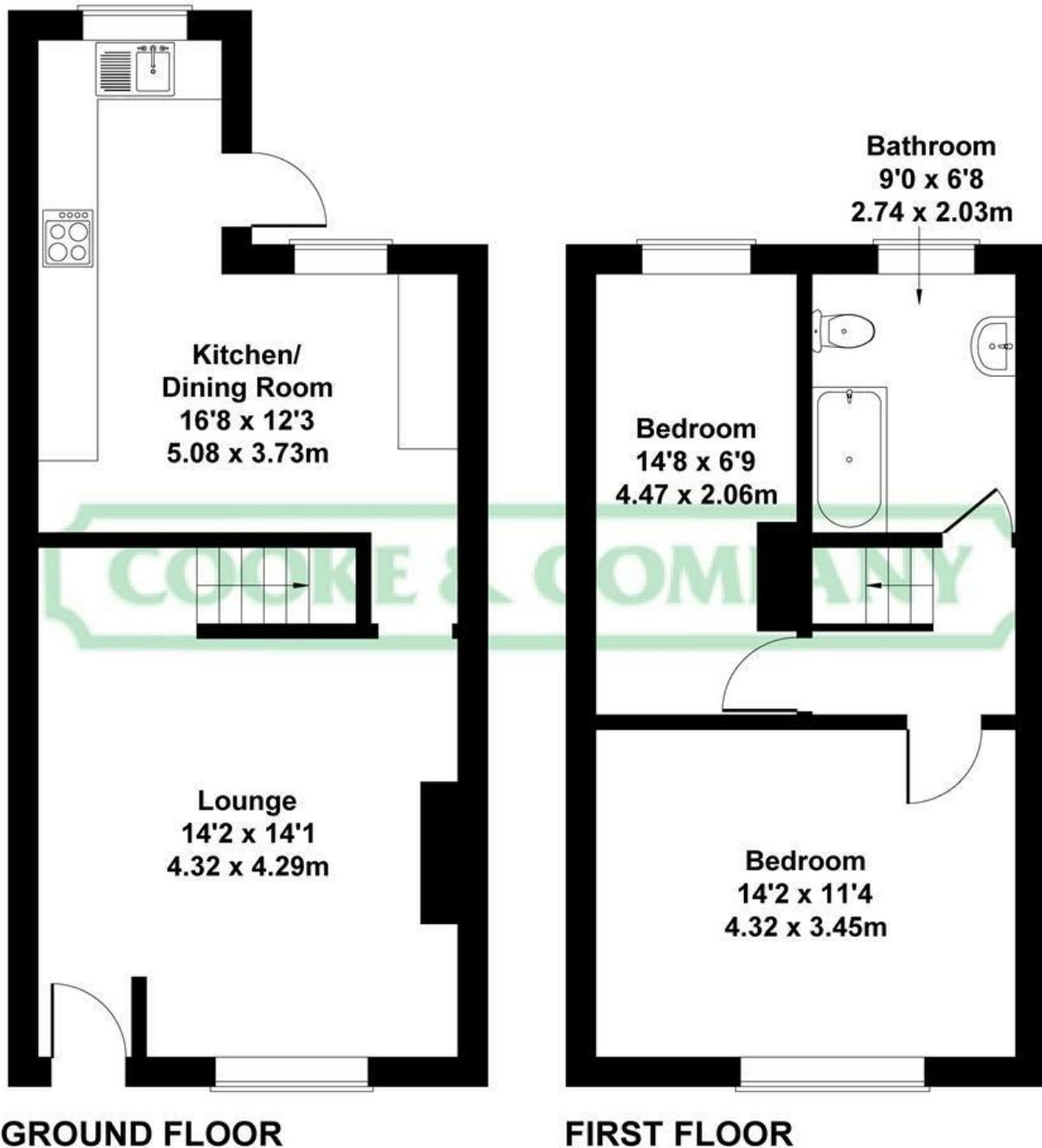
Directions

Sat Nav ref: WN7 4HY



Floor Plan

Approximate Gross Internal Area
795 sq ft - 74 sq m



GROUND FLOOR

FIRST FLOOR

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C	74	
(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	