

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lingard Street, Leigh

Asking Price £99,995



Situated in an established residential area is this three bedroom pavement fronted mid-terrace property offering ideal first time buyer accommodation with



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE/VESTIBULE

LOUNGE 14'5 (max) x 13'0 (max) (4.27m'1.52m (max) x 3.96m'0.00m (max))

Gas fire and surround. Radiator. TV point Gas fire and surround. Radiator. TV point

DINING KITCHEN 14'4(max) x 10'7 (max) (4.27m'1.22m(max) x 3.05m'2.13m (max))

Wall and base units. Sink unit. Plumbing for washing machine. Doors to rear of property.

FIRST FLOOR:

LANDING

BEDROOM 10'5 (max) x 9'1(max) (3.05m'1.52m (max) x 2.74m'0.30m(max))

Radiator.

BEDROOM 10'5 (max) x 5'5 (max) (3.05m'1.52m (max) x 1.52m'1.52m (max))

Radiator.

BEDROOM 10'4 (max) x 7'8 (max). (3.05m'1.22m (max) x 2.13m'2.44m (max).)

Radiator

BATHROOM 10'2 (max) x 7'0 (max) (3.10m (max) x 2.13m (max))

Bath with overhead shower. Pedestal wash hand basin. Low level WC. Radiator

OUTSIDE

The property is pavement fronted offering street parking with an enclosed courtyard style area to the rear.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

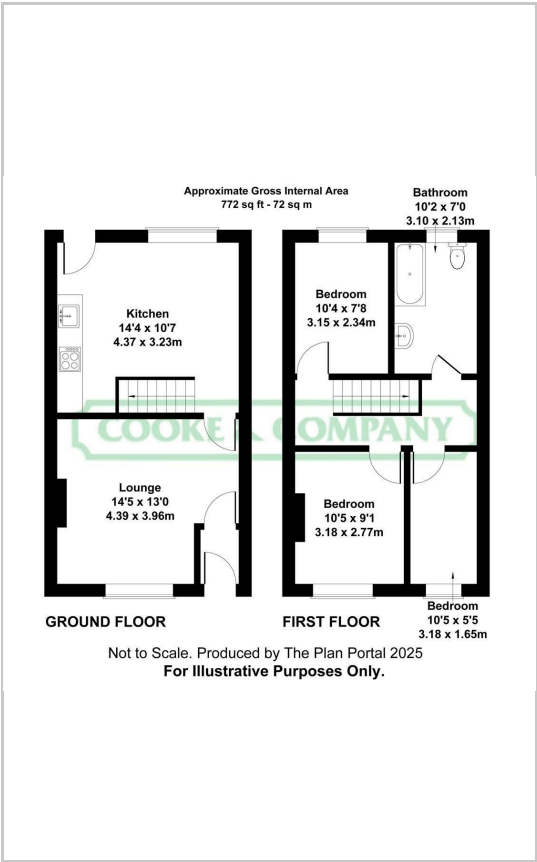
PLEASE NOTE

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.

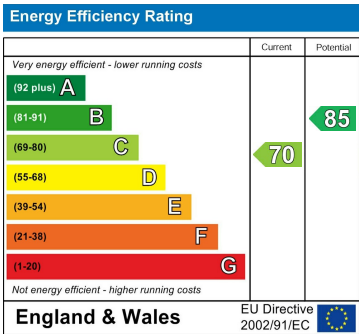
Area Map



Floor Plans



Energy Efficiency Graph



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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