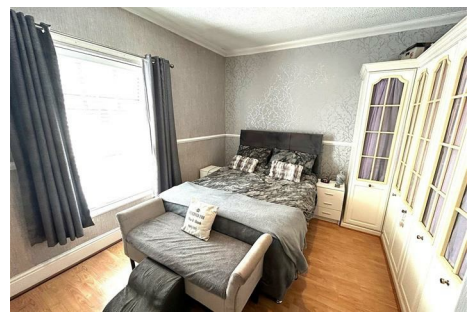


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hope Street, Leigh

Situated in a popular and well established location is this two bedroom garden fronted mid terrace property offering very well presented accommodation throughout with good access to the town centre and enclosed courtyard style area to the rear

EXCELLENT FIRST TIME ACCOMMODATION

**Asking Price £139,995**



# 152 Hope Street

Leigh, WN7 1NR



In further the accommodation comprises:-

### ENTRANCE VESTIBULE

### LOUNGE

14'2 (max) x 14'1 (max) ( 4.27m'0.61m (max) x 4.27m'0.30m (max) )  
Tv point. Wooden flooring. Radiator.

### DINING KITCHEN

14'1 (max) x 8'9 (max) ( 4.27m'0.30m (max) x 2.44m'2.74m (max))  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Door to outside rear.

### FIRST FLOOR:

### LANDING

### BEDROOM

14'5 (max) x 11'5 (max) (4.27m'1.52m (max) x 3.35m'1.52m (max))  
Fully fitted wardrobes. Wooden flooring. Radiator.

### BEDROOM

14'9 (max) x 6'9 (max) (4.27m'2.74m (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

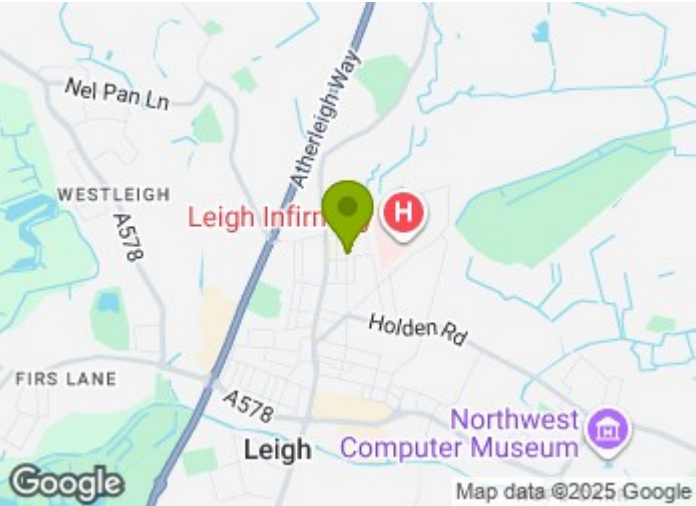
By appointment with the agents as overleaf.

### COUNCIL TAX BAND

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

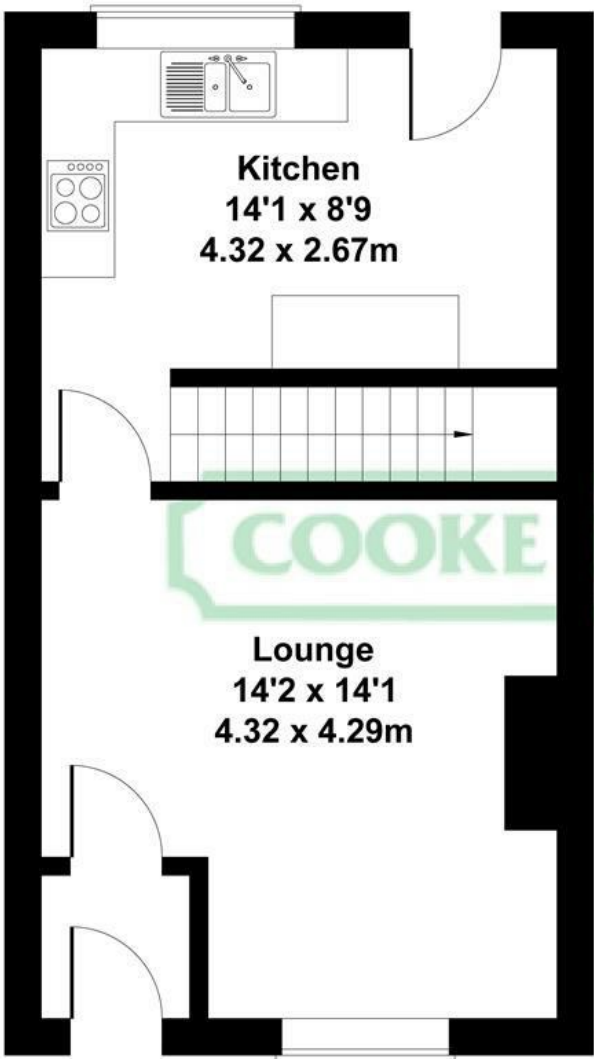
Sat Nav Ref: WN7 1NR



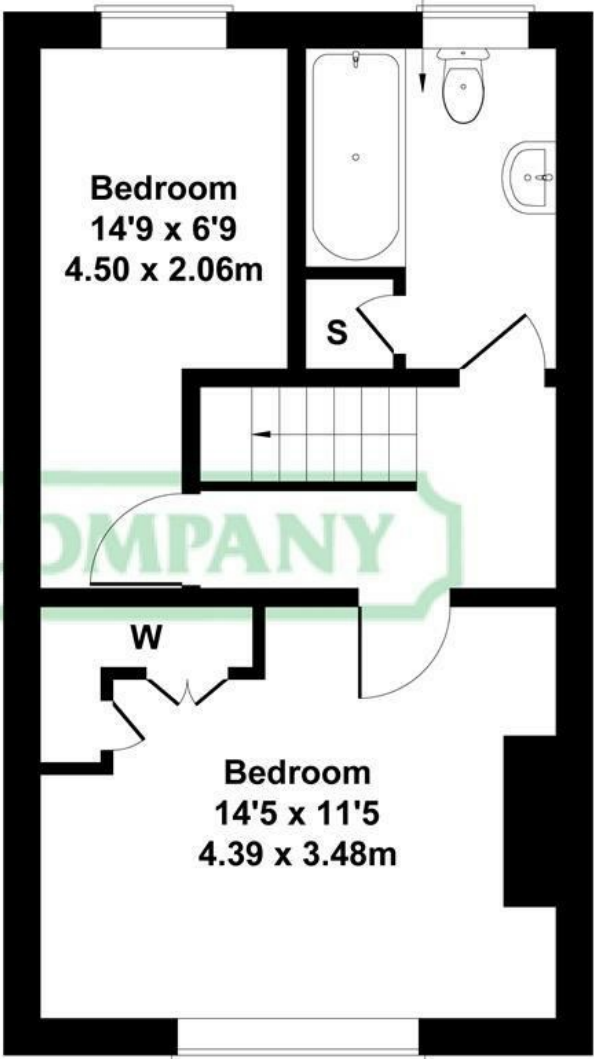
Floor Plan

Approximate Gross Internal Area  
746 sq ft - 69 sq m

Bathroom  
8'9 x 7'3  
2.67 x 2.21m



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 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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC