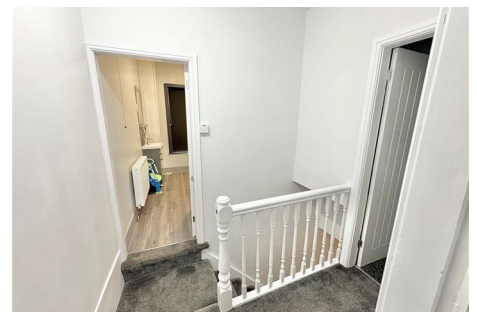


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Milton Street, Leigh

Situated in a well-established residential location with good access to the town is this two-bedroom mid terraced house offering excellent living space to include an enclosed courtyard style area to the rear

IDEAL FOR A FIRST TIME BUYER

Asking Price £125,000

54 Milton Street

Leigh, WN7 4EB



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

In further detail the property includes: On the ground floor: entrance/vestibule, lounge, kitchen/dining area. Whilst on the first floor there are two bedrooms and a bathroom. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR

ENTRANCE HALL/VESTIBULE

LOUNGE

15'4 (max) x 14'10 (max) (4.67m (max) x 4.52m (max))

Fire and surround. TV Point. Radiator.

KITCHEN/DINING AREA

14'3 (max) x 9'7 (max) (4.34m (max) x 2.92m (max))

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Oven. Hob. Extractor. Radiator. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

12'9 (max) x 12'2 (max) (3.89m (max) x 3.71m (max))

Radiator.

BEDROOM

15'9 (max) x 7'0 (max) (4.80m (max) x 2.13m (max))

Radiator.

BATHROOM

9'6 (max) x 6'7 (max) (2.90m (max) x 2.01m (max))

Bath with overhead shower fitment. Shower screen. Vanity built in wash basin with storage. Low level WC. Radiator.

OUTSIDE:

The property is pavement fronted. The rear

of the property offers a low maintenance enclosed courtyard style area.

TENURE

Leasehold

VIEWING

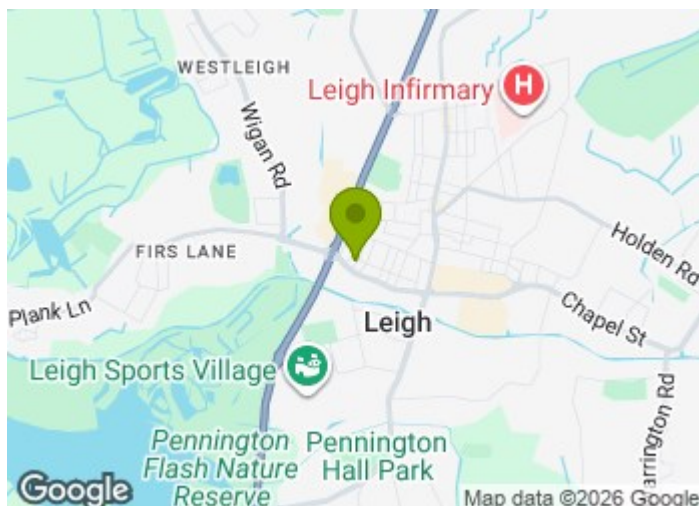
By appointment with the agents as overleaf.

COUNCIL TAX

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

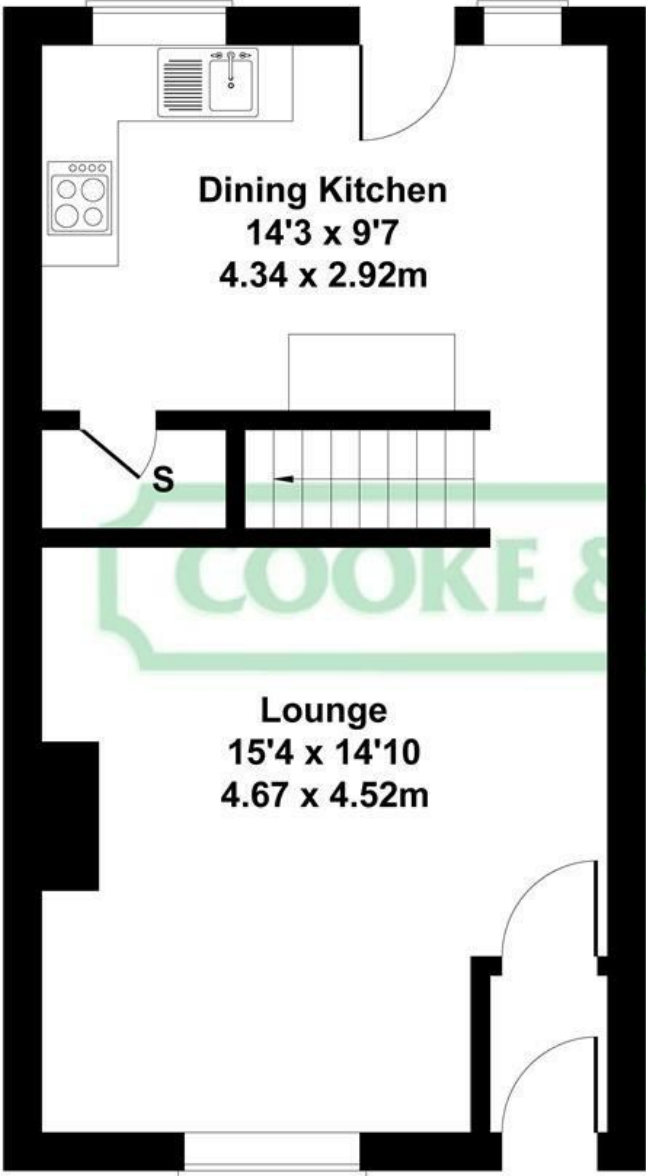
WN7 4EB



Floor Plan

Approximate Gross Internal Area
846 sq ft - 79 sq m

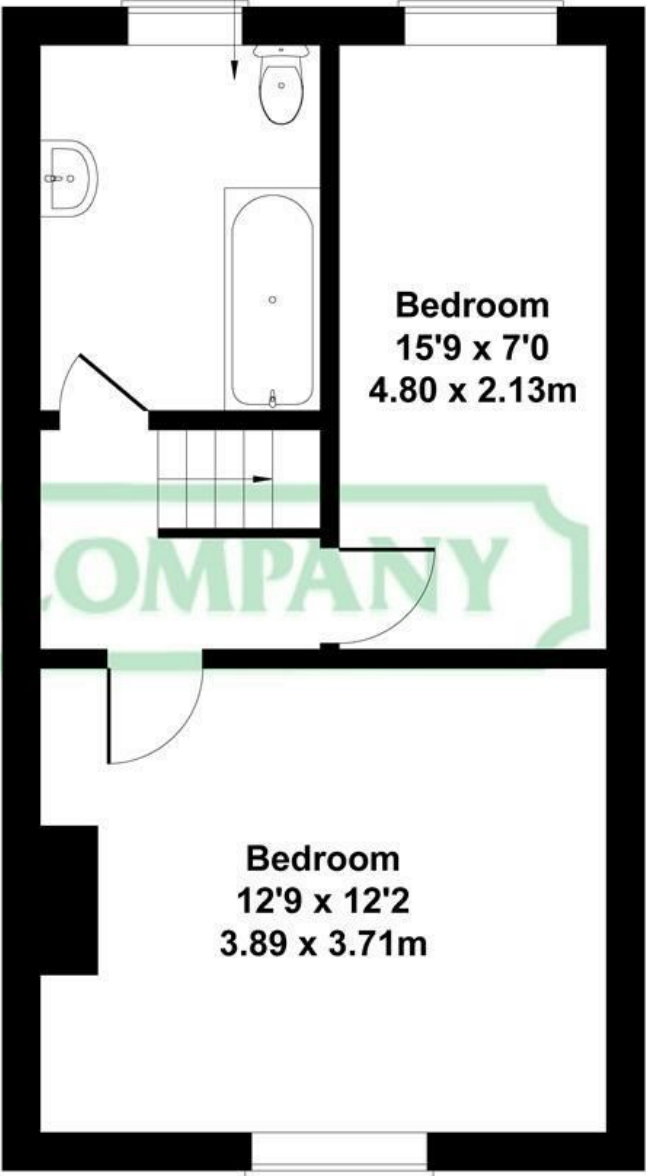
Bathroom
9'6 x 6'7
2.90 x 2.01m



Dining Kitchen
14'3 x 9'7
4.34 x 2.92m

Lounge
15'4 x 14'10
4.67 x 4.52m

GROUND FLOOR



Bedroom
15'9 x 7'0
4.80 x 2.13m

Bedroom
12'9 x 12'2
3.89 x 3.71m

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
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) A		85
(81-91) B		
(69-80) C	69	
(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	