

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Etherstone Street, Leigh

Situated in a popular and well established location is this very spacious throughout two bedroom garden fronted mid terrace property offering very well proportioned accommodation over two floors to include enclosed area to the rear with excellent access to the sports village and town centre

(INVESTMENT OPPORTUNITY - UPDATING REQUIRED)

Asking Price £89,995

56 Etherstone Street

Leigh, WN7 4JB



E

In further the accommodation comprises:-

ENTRANCE VESTIBULE

ENTRANCE HALL

LOUNGE

11'4 (max) x 12'9 (max) (3.35m'1.22m (max) x 3.66m'2.74m (max))

Attractive feature fireplace. Convector heater.

DINING AREA

10'2 (max) x 14'9 (max) (3.05m'0.61m (max) x 4.27m'2.74m (max))

Convector heater. Under stairs store area. Door to outside.

KITCHEN

7'9 (max) x 8'11 (max) (2.13m'2.74m (max) x 2.44m'3.35m (max))

Fitted with wall and base cupboard. Sink unit with mixer taps.

FIRST FLOOR:

LANDING

BEDROOM

10'6 (max) x 14'10 (ma/x) (3.05m'1.83m (max) x 4.27m'3.05m (ma/x))

Built in cupboards. Convector heater.

BEDROOM

16'3 (max) x 7'3 (max)

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Built in cupboard.

OUTSIDE:

The property is garden fronted with an enclosed courtyard style area to the rear to include brick outhouse for storage.

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

St Nav Ref: WN7 4JB



Floor Plan

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		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	