

Hope Street, Leigh

In further detail the property includes:- On the ground floor: Lounge and dining kitchen. Whilst on the first floor there are two bedrooms and bathroom/WC. The property is heated by gas central heating.

The property is pavement fronted with a private enclosed garden area to the rear.

Asking Price £115,000

21 Hope Street

Leigh, WN7 1LN



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GROUND FLOOR :

LOUNGE

13'3 (max) x 12'0 (max) (4.04m (max) x 3.66m (max))

Radiator.

DINING KITCHEN

13'3 (max) x 9'8 (max) (4.04m (max) x 2.95m (max))

Fitted with wall and base cupboards.

Sink unit. Oven, hob and extractor hood. Ceramic tiled floor. Gas fired central heating boiler. Under stairs storage area. Door to outside.

FIRST FLOOR :

LANDING

BEDROOM

13'8 (max) x 12'0 (max) (4.17m (max) x 3.66m (max))
Radiator.

BEDROOM

12'8 (max) x 6'7 (max) (3.86m (max) x 2.01m (max))
Radiator.

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE :

The property is pavement fronted with a private enclosed garden area to the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

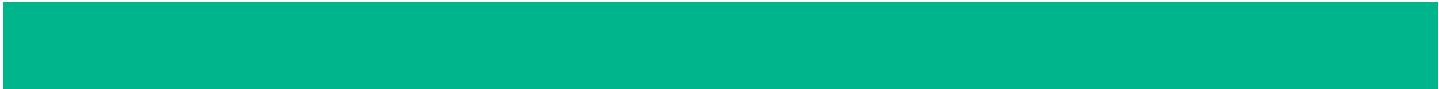
SERVICES (NOT TESTED)

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 1LN



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	