

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Rydal Street, Leigh

Situated within a short walk to the Town Centre and local schools and amenities is this well presented mid terrace property offering an ideal first home with two bedrooms, loft room and courtyard style area to the rear

IDEAL HOME FOR A FIRST TIME BUYER

**Asking Price £119,950**

# 50 Rydal Street

Leigh, WN7 4DR



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE:

### LOUNGE

14'5 (max) x 13'3 (max) (4.27m'1.52m (max) x 3.96m'0.91m (max) )  
TV Point. Radiator. Laminate flooring.

### KITCHEN

14'5 (max) x 10'7 (max) (4.27m'1.52m (max) x 3.05m'2.13m (max) )  
Fitted with base units. Inset sink with mixer tap. Plumbing for washing machine.  
Radiator. Door to rear.

## FIRST FLOOR:

### LANDING:

### BEDROOM

14'5 (max) x 10'8 (max) (4.27m'1.52m (max) x 3.05m'2.44m (max))  
2 x Radiators.

### BEDROOM

10'6 (max) x 8'9 (max) (3.05m'1.83m (max) x 2.44m'2.74m (max))  
Radiator.

### BATHROOM

10'6 (max) x 5'3 (max) (3.05m'1.83m (max) x 1.52m'0.91m (max) )  
Panelled bath with shower fitment over bath. Built in vanity wash basin with storage.. Low level WC. Part Tiled walls.

## SECOND FLOOR:

### LOFT ROOM

14'4 (max) x 7'6 (max) (4.27m'1.22m (max) x 2.13m'1.83m (max) )  
Radiator. Velux window.

### OUTSIDE

The property is pavement fronted with a courtyard style area to the rear.

### TENURE

Leasehold.

### COUNCIL AND TAX BAND:

Wigan 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.



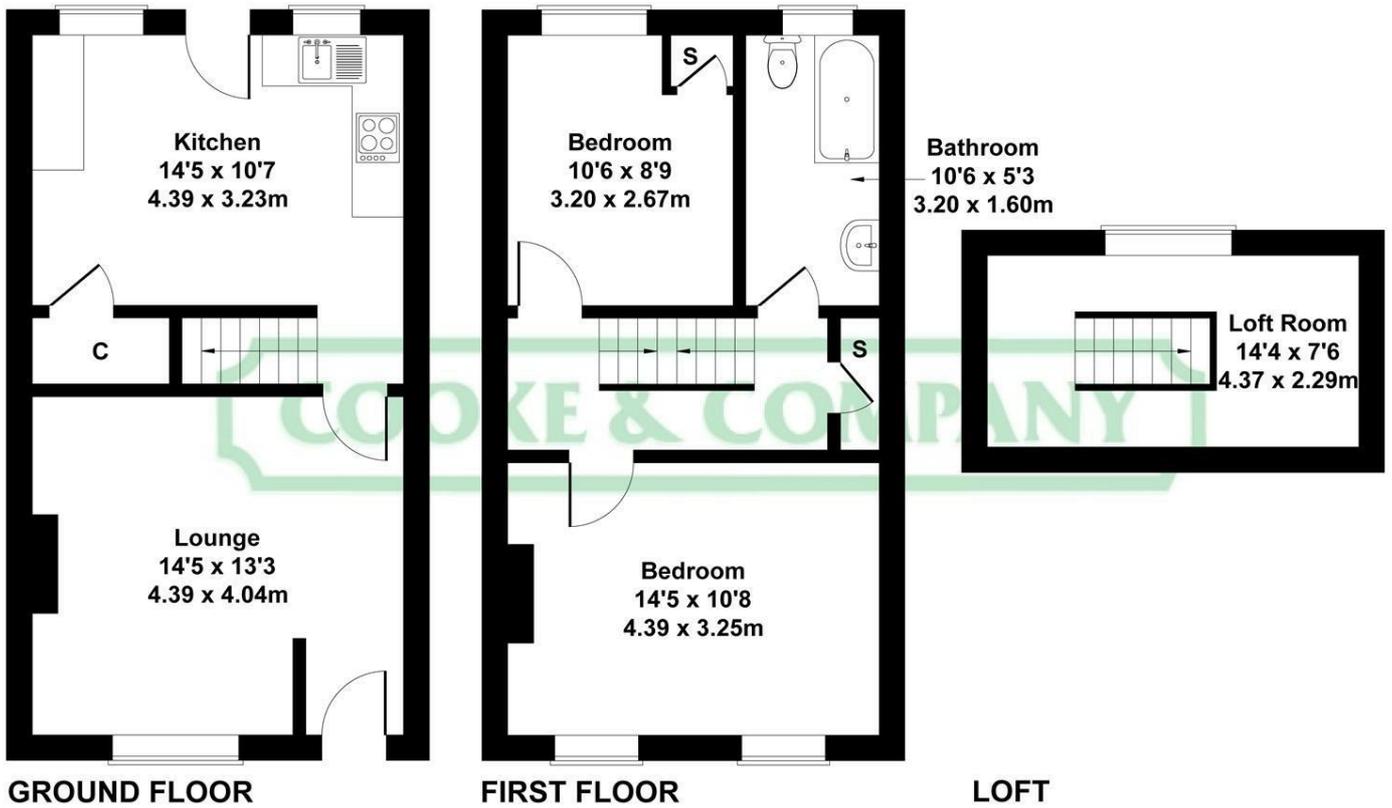
## Directions

WN7 4DR



# Floor Plan

Approximate Gross Internal Area  
899 sq ft - 84 sq m



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 firm's 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			
(81-91) B			
(69-80) C			
(55-68) D		64	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	