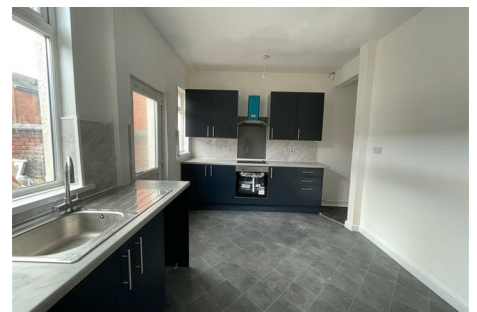
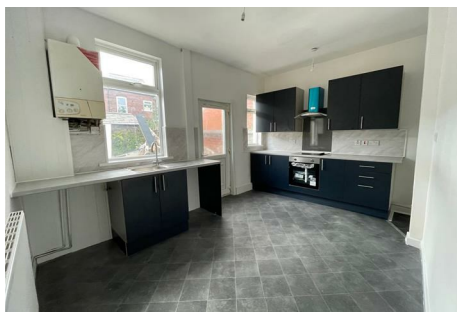


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Fairhurst Street, Leigh

In further detail the property includes:- On the ground floor: Entrance vestibule, lounge and dining kitchen. Whilst on the first floor there are two bedrooms and bathroom/WC.

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

Asking Price £124,950

4 Fairhurst Street

Leigh, WN7 4EE



In further the accommodation comprises :

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE 14'4 (max) x 12'9 (max)
Radiator. Fire Surround.

DINING KITCHEN 14'0 (max) x 9'6 (max) Fitted with base and wall units. Inset sink with mixer tap. Oven, hob and extractor hood. Under stairs storage area. Door to outside.

FIRST FLOOR:

LANDING

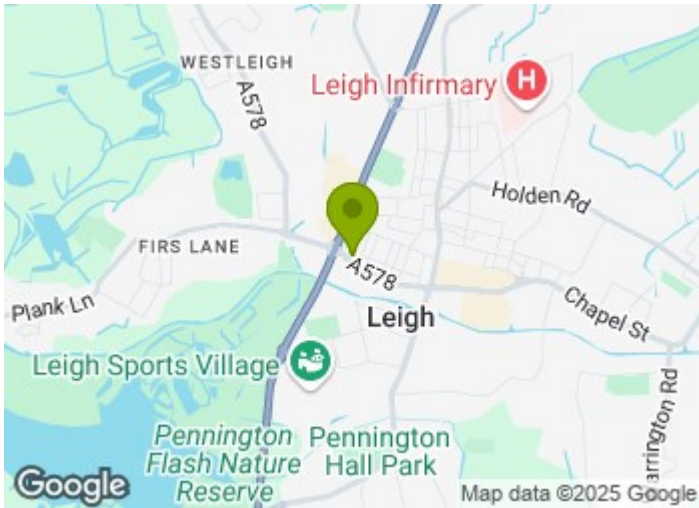
BEDROOM 14'2 (max) x 10'4 (max) TENURE Leasehold. Residue of Radiator. Period Cast Iron Fireplace.999 year Lease.

BEDROOM 9'6 (max) x 6'8 (max)
Radiator.

BATHROOM Panelled bath with shower fitment over bath and screen. Vanity wash hand basin. Low level Wc. Radiator. Upvc wall panelling.

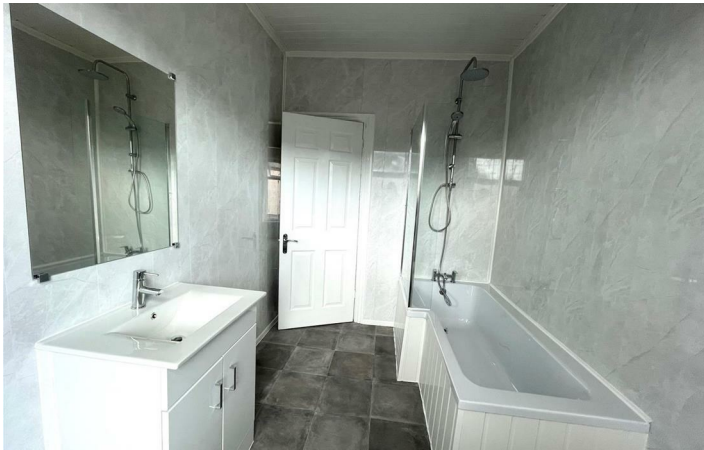
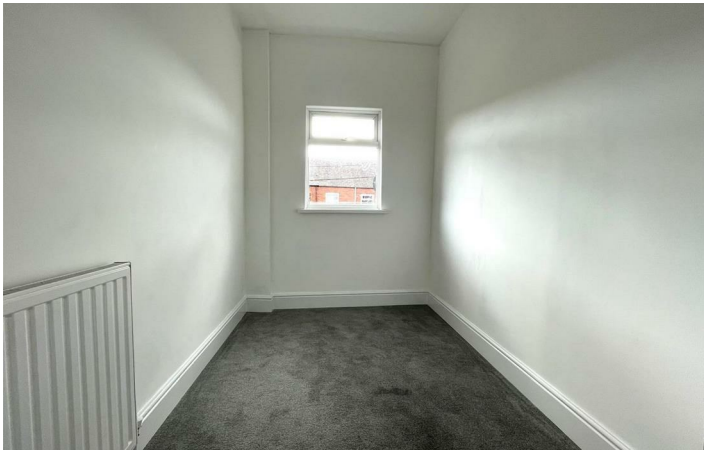
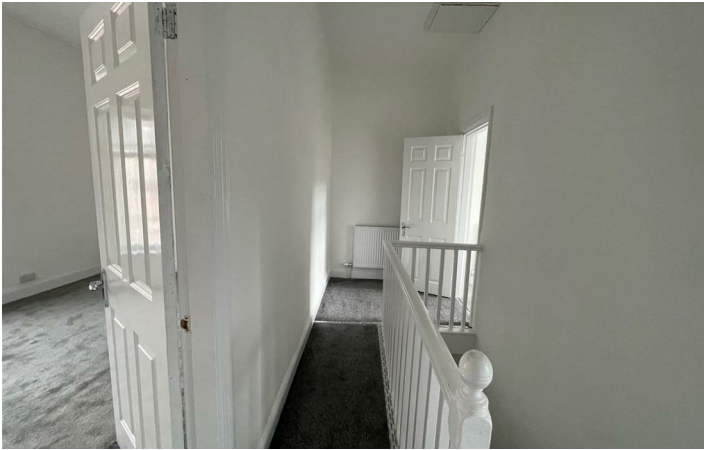
OUTSIDE: The property is pavement fronted with a private area to the rear.

COUNCIL AND TAX BAND Wigan Council Tax Band A.



Directions

Sat Nav Ref: WN7 4EE





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

