

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pilling Street, Leigh

Situated in a highly regarded residential location with excellent access to the town centre and Parsonage Retail Park is this spacious three bedroom garden fronted end terrace property offering excellent first time accommodation over two floors including open views to the rear

Asking Price £140,000

26 Pilling Street

Leigh, WN7 4ET



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'3 (max) x 13'11 (max). (4.27m'0.91m (max) x 3.96m'3.35m (max).)
Fire. TV point. Radiator

KITCHEN/DINING ROOM

14'3(max) x 10'1 (max) (4.27m'0.91m(max) x 3.05m'0.30m (max))
Fully fitted with wall and base units. Oven. Hob. Extractor. Sink with mixer tap.
Plumbing for washing machine. Radiator.
Door to rear.

BATHROOM

Shower cubicle. Low level WC. Built in vanity wash basin with storage.

FIRST FLOOR:

LANDING

BEDROOM

14'3 (max) x 9'4 (max). (4.27m'0.91m (max) x 2.74m'1.22m (max).)
Wardrobes, Radiator

BEDROOM

11'4 (max) x 8'0 (max). (3.35m'1.22m (max) x 2.44m'0.00m (max).)
Radiator

BEDROOM

11'4 (max) x 6'11 (max) (3.35m'1.22m (max) x 1.83m'3.35m (max))
Radiator

WC:

OUTSIDE:

The property is garden fronted with an enclosed courtyard style area to the rear mainly paved.

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 4ET



Floor Plan

26 Pilling Street, Leigh



Total Area: 77.3 m² ... 833 ft²
 All measurements are approximate and for display 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			80
(55-68) D	60		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	