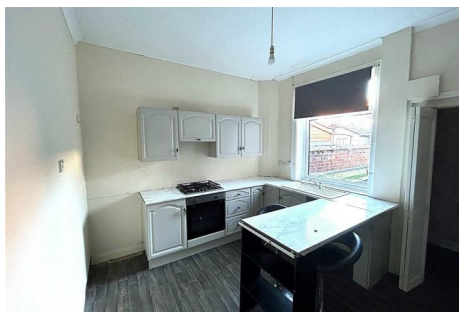
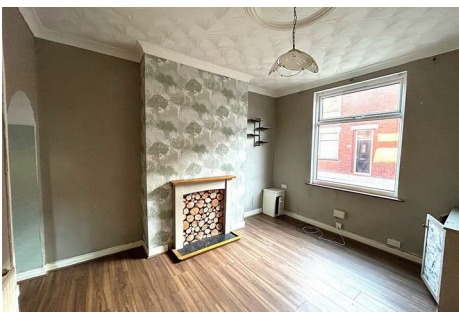


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Knowsley Street, Leigh

Situated in a well-established residential location with good access to the town is three bedroom pavement fronted mid terrace property offering well proportioned living accommodation over two floors and convenient access to the town centre

Asking Price £125,000

3 Knowsley Street

Leigh, WN7 4ER



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE

14'0 (max) x 13'2 (max). (4.27m'0.00m (max) x 3.96m'0.61m (max).)
Fire surround. TV point.

KITCHEN/DINING AREA

14'10 (max) 10'3 (max). (4.27m'3.05m (max) 3.05m'0.91m (max).)
Fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Built in oven. Gas hob. Plumbing for washing machine.

BATHROOM

7'3 (max) x 5'6 (max) (2.13m'0.91m (max) x 1.52m'1.83m (max))
Bath with overhead shower and glass

screen. Wash basin. Low level WC. Tiled walls.

FIRST FLOOR:

LANDING

BEDROOM

Radiator

BEDROOM

10'2 (max) x 6'9 (3.05m'0.61m (max) x 1.83m'2.74m)
Radiator.

BEDROOM

0'2 (max) x 6'9 (max). (0.00m'0.61m (max) x 1.83m'2.74m (max).)
Radiator.

OUTSIDE:

PARKING

The property is pavement fronted with street parking.

GARDEN

The property has a courtyard style yard to the rear.

TENURE

Leasehold

VIEWING

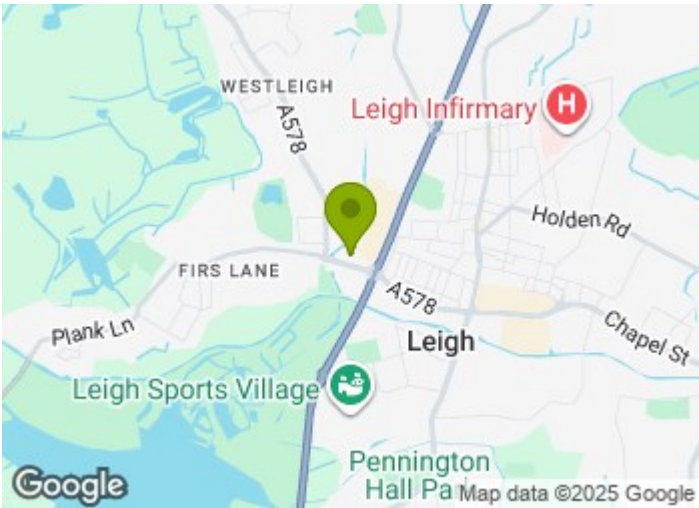
By appointment with the agents as overleaf.

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.

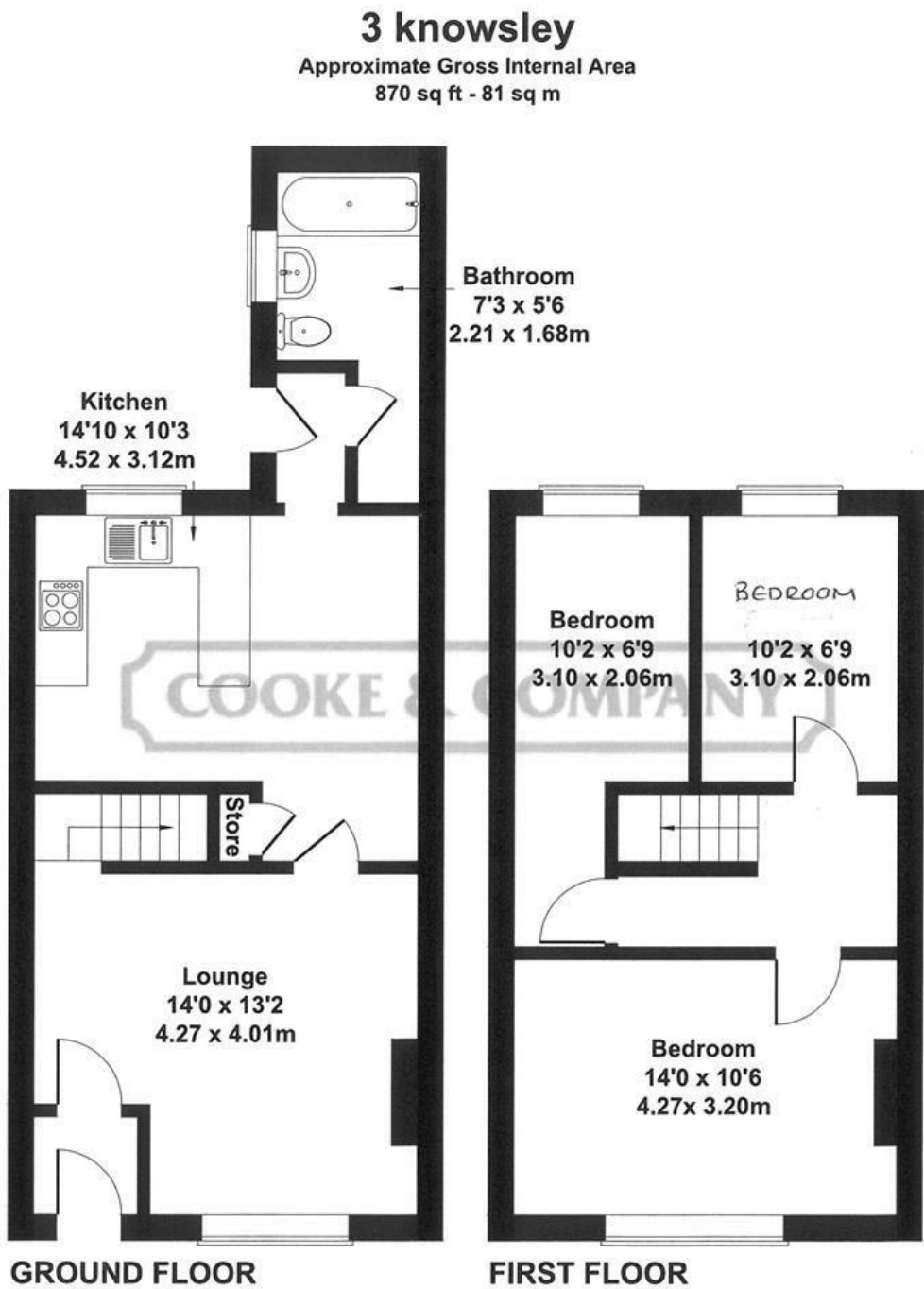


Directions

WN7 4ER



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
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 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

