



## Brideoake Street, Leigh

Situated in a very popular residential location with good access to commuter routes is this pavement fronted end terraced property with two bedrooms offering well proportioned and presented accommodation and an ideal first home

**Offers Over £139,950**

# 10 Brideoake Street

## Leigh, WN7 2AF



In further the accommodation comprises:-

### GROUND FLOOR:

#### **BEDROOM**

14'7 (max) x 11'2 (max) (4.27m'2.13m (max) x 3.35m'0.61m (max) )  
Radiator.

### ENTRANCE VESTIBULE:

### LOUNGE

14'6 (max) x 13'8 (max) (4.27m'1.83m (max) x 3.96m'2.44m (max) )  
TV Point. Radiator.

#### **BEDROOM**

10'3 (max) x 7'2 (max) (3.05m'0.91m (max) x 2.13m'0.61m (max) )  
Radiator.

### KITCHEN

14'5 (max) x 9'7 (max) (4.27m'1.52m (max) x 2.74m'2.13m (max) )  
Fully fitted kitchen fitted with wall cupboards and base units. Sink unit. Oven, gas hob and extractor fan. Plumbing for washing machine. Under stairs store cupboard. Tiled flooring. French doors to outside.

#### **BATHROOM**

10'2 (max) x 7'7 (max). ( 3.05m'0.61m (max) x 2.13m'2.13m (max). )  
Freestanding bath. Pedestal wash hand basin. Low level WC. Heated towel rail.  
Fully tiled walls and floor..

#### **OUTSIDE:**

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

### FIRST FLOOR:

#### **TENURE**

Leasehold

### **COUNCIL TAX**

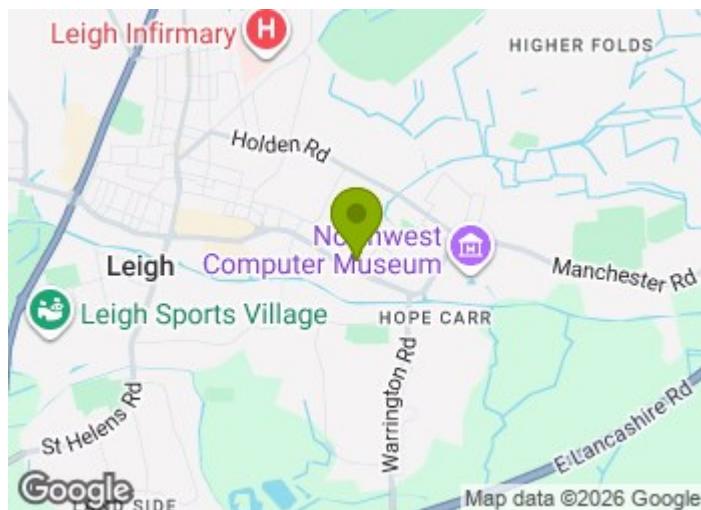
Council Tax Band A

### **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

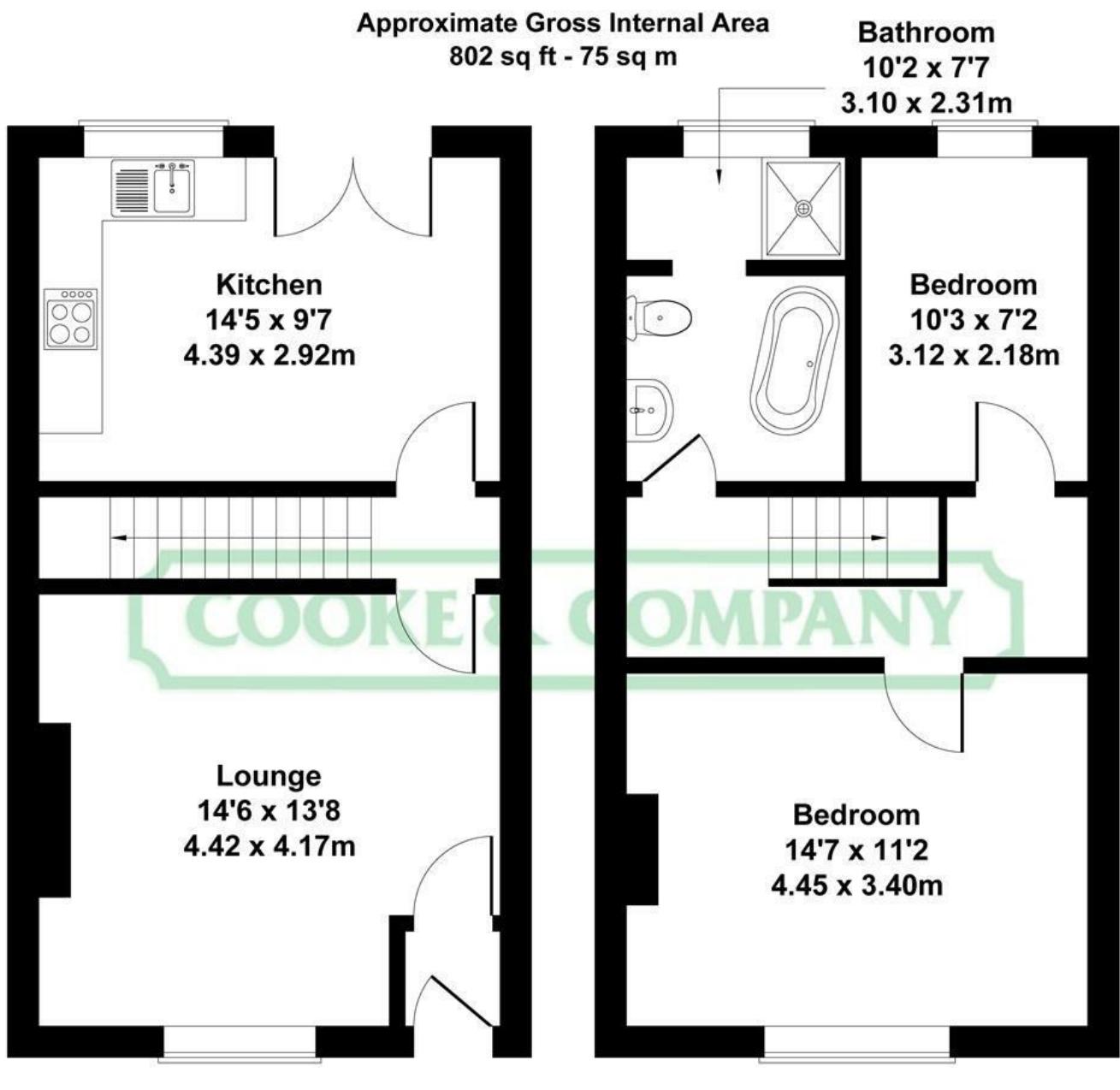


### **Directions**

WN7 2AF



## Floor Plan



### GROUND FLOOR

### FIRST FLOOR

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	