

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Oxford Street, Leigh

Situated in a popular location and within a short walk of shops and local schools is this pavement fronted end terrace property with two bedrooms and an enclosed courtyard to the rear

**Asking Price £110,000**

# 65 Oxford Street

Leigh, WN7 1NG



In further the accommodation comprises:

## GROUND FLOOR

### ENTRANCE

### LOUNGE

13'2 (max) x 14'2 (max)  
(3.96m'0.61m (max) x 4.27m'0.61m (max) )  
Fireplace. TV point. Radiator.

### DINING KITCHEN

9'6 (max) x 14'2 (max)  
(2.74m'1.83m (max) x 4.27m'0.61m (max) )  
Base cupboards and wall cupboard.

Inset sink with mixer tap. Door to outside. Radiator.

## FIRST FLOOR

### LANDING

### BEDROOM

10'0 (max) x 14'1 (max)  
(3.05m'0.00m (max) x 4.27m'0.30m (max) )  
Radiator.

### BEDROOM

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

## BATHROOM

9'4 (max) x 4'9 (max) (2.74m'1.22m (max) x 1.22m'2.74m (max) )  
Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Partially tiled walls. Radiator.

## OUTSIDE

Pavement fronted and courtyard to the rear.

## TENURE

Leasehold

## COUNCIL TAX BAND

Wigan Council Tax Band A



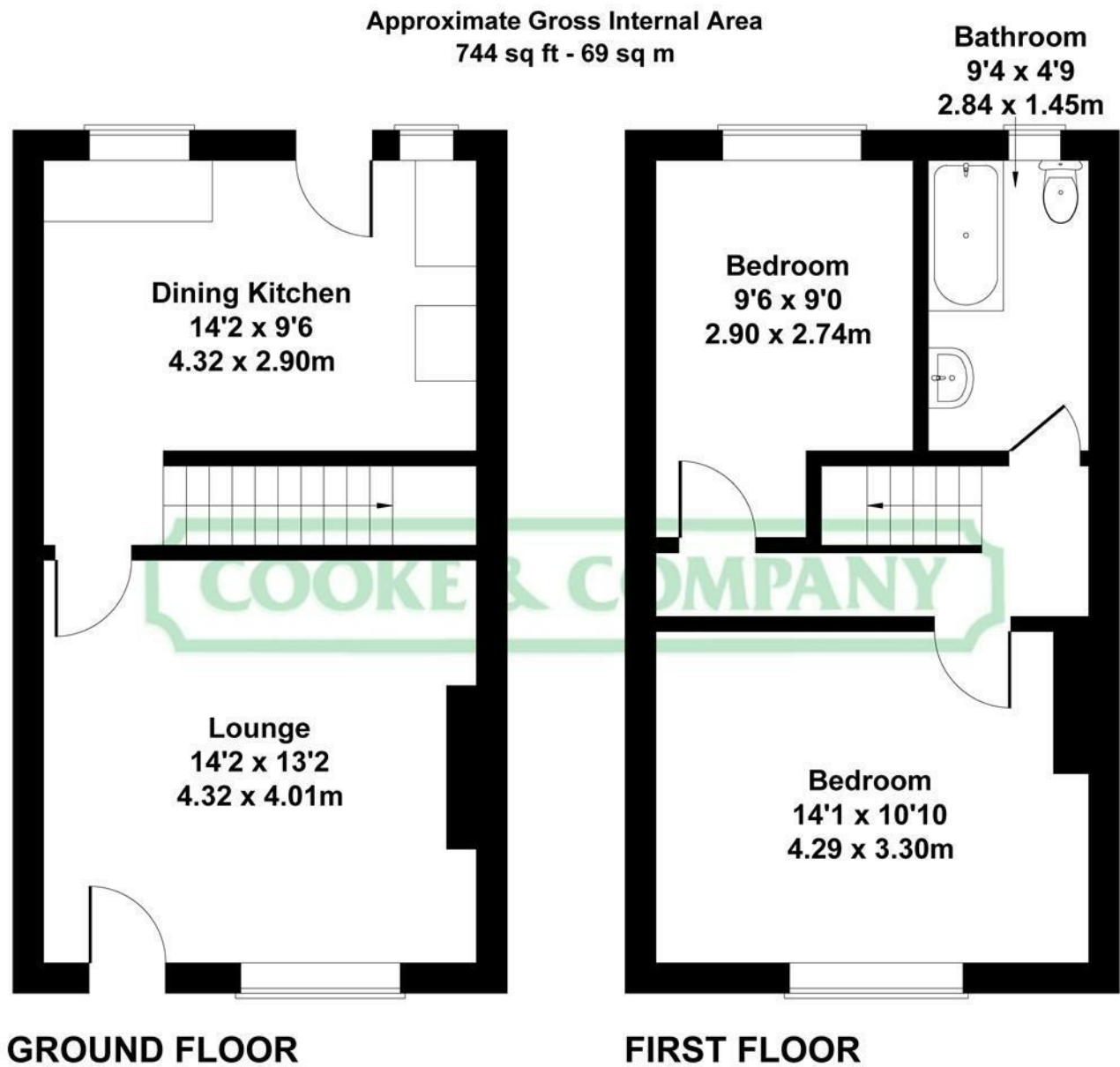
## Directions

Sat Nav Ref:WN7 1NG





Floor Plan



Not to Scale. Produced by The Plan Portal 2025  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC