

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Buchanan Street, Leigh

Situated in a well established residential location with good access to the town centre and local amenities is this spacious two bedroom pavement fronted mid terrace property including loft room offering excellent sized family living accommodation over three floors

(MUST BE VIEWED – SPACIOUS WITH LOFT ROOM)

Asking Price £124,950

46 Buchanan Street

Leigh, WN7 1XT



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

13'6 (max) x 11'5 (max) (3.96m'1.83m (max) x 3.35m'1.52m (max))
Feature fireplace and surround.

DINING ROOM

15'0 (max) x 10'10 (max) (4.57m'0.00m (max) x 3.05m'3.05m (max))
Feature fireplace and surround.

KITCHEN

11'7 (max) x 7'9 (max) (3.35m'2.13m (max) x 2.13m'2.74m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Oven and hob .
Plumbing for washing machine. Part tiled walls. Patio doors to rear courtyard.

FIRST FLOOR:

LANDING

BEDROOM

14'5 (max) x 10'8 (max) (4.27m'1.52m (max) x 3.05m'2.44m (max))
Walk in wardrobe.

BEDROOM

16'2 (max) x 7'3 (max) (4.88m'0.61m (max) x 2.13m'0.91m (max))

BATHROOM

10'2 (max) x 7'4 (max) Walk in bath with shower fitment over head. Pedestal wash hand basin. Low level WC. Part tiled walls

LOFT ROOM

16'3 (max) x 13'6 (max) (4.88m'0.91m (max) x 3.96m'1.83m (max))
Velux window.

OUTSIDE:

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

TENURE

Leasehold.

VIEWING

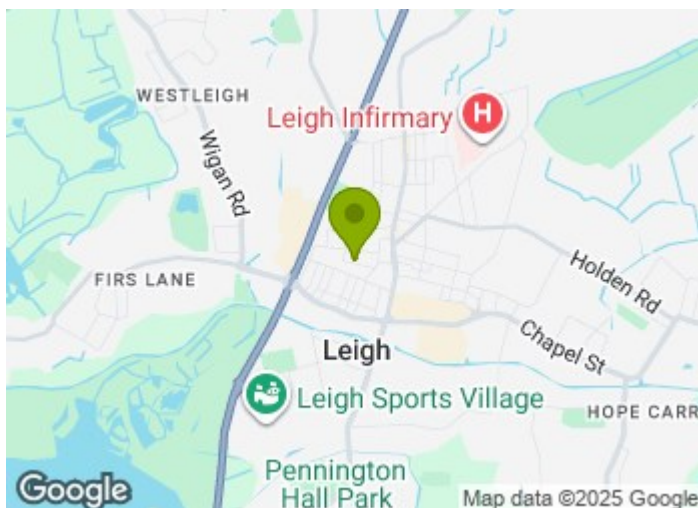
By appointment with the agents as overleaf

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.

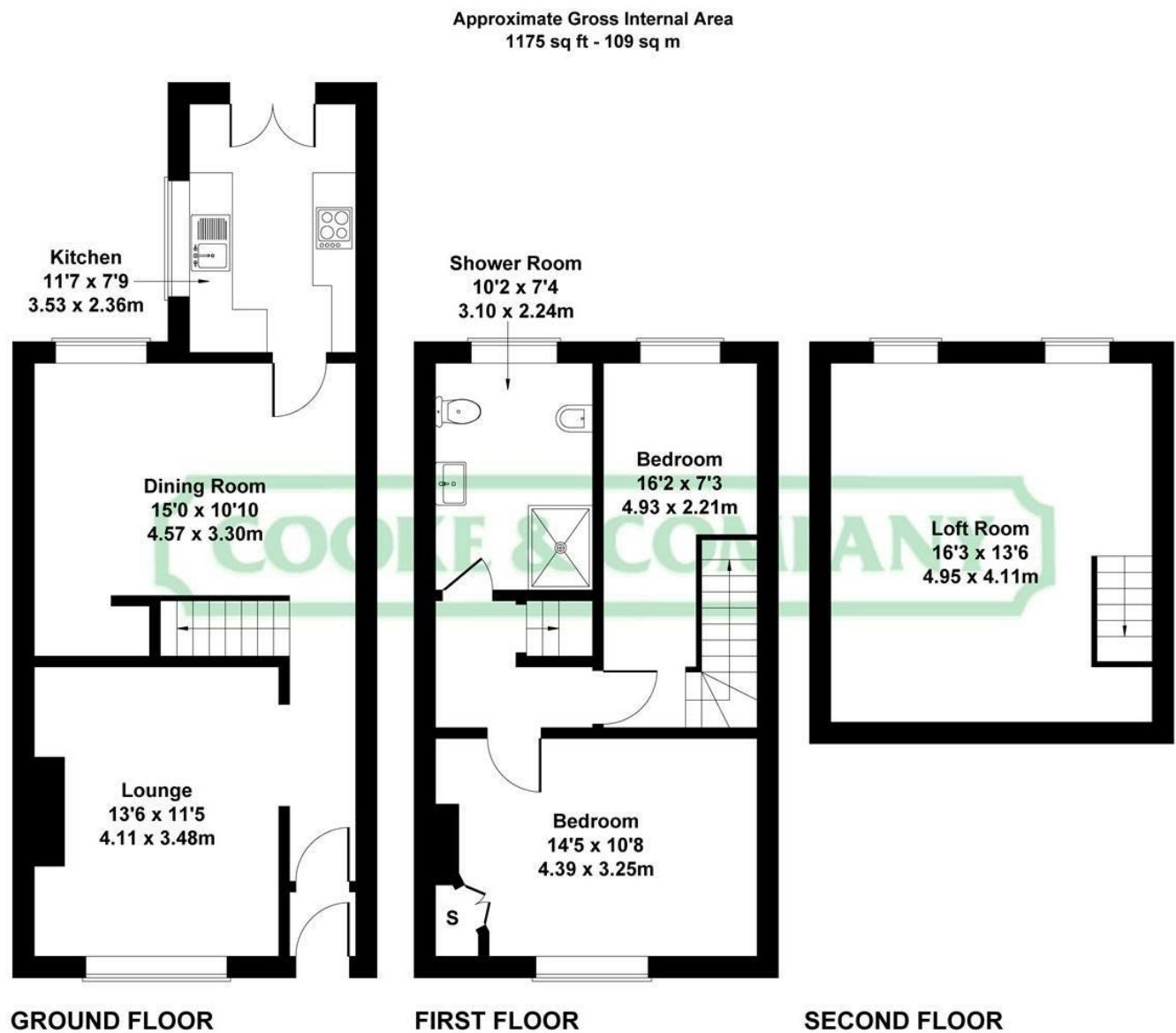


Directions

Sat Nav ref WN7 1XT



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

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