

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Siddeley Street, Leigh

Situated in an established residential area with good access to local schools and public transport routes is this garden fronted mid terrace mews style property with two bedrooms offering an ideal first home

**Asking Price £145,000**

# 17 Siddeley Street

Leigh, WN7 5AZ



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE PORCH:**

**LOUNGE**

14'10 (max) x 11'10 (max) (4.27m'3.05m (max) x 3.35m'3.05m (max) )  
Bay window. TV point. Radiator. Electric fire.

**DINING KITCHEN**

11'10 (max) x 8'8 (max) (3.35m'3.05m (max) x 2.44m'2.44m (max))  
Fully fitted with wall cupboards and base units. Inset sink with mixer tap. Built in oven and gas hob. Plumbing for washing machine.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM**

11'10 (max) x 9'0 (max) (3.35m'3.05m (max) x 2.74m'0.00m (max))  
Radiator.

**BEDROOM**

11'10 (max) x 9'0 (max) (3.35m'3.05m (max) x 2.74m'0.00m (max) )  
Radiator.

**BATHROOM**

Large walk in shower. Built in vanity wash basin with storage. Low level WC. Heated towel rail. Fully tiled walls and floor.

**OUTSIDE:**

**GARDENS:**

The front garden is laid with artificial grass and is approached by a paved pathway. To the rear there is a low maintenance private garden with raised decking and covered patio area, in addition there is a gate

leading to the rear of the property. There is space for a garage.

**TENURE**

Leasehold

**COUNCIL TAX**

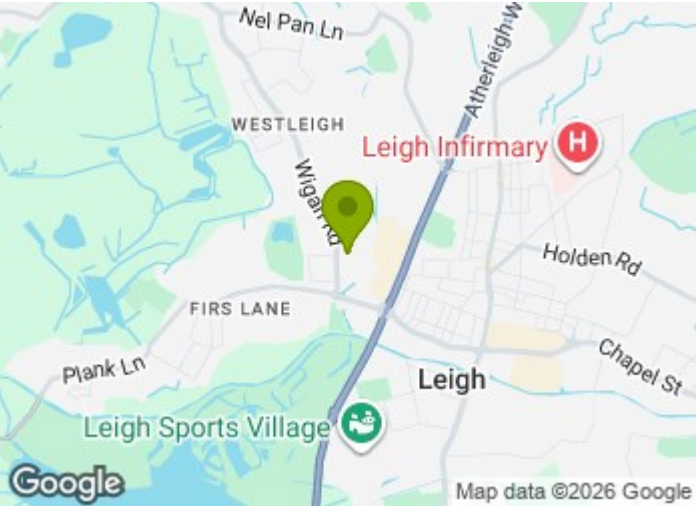
Council Tax Band A

**VIEWING**

By appointment with the agents as over leaf.

**PLEASE NOTE**

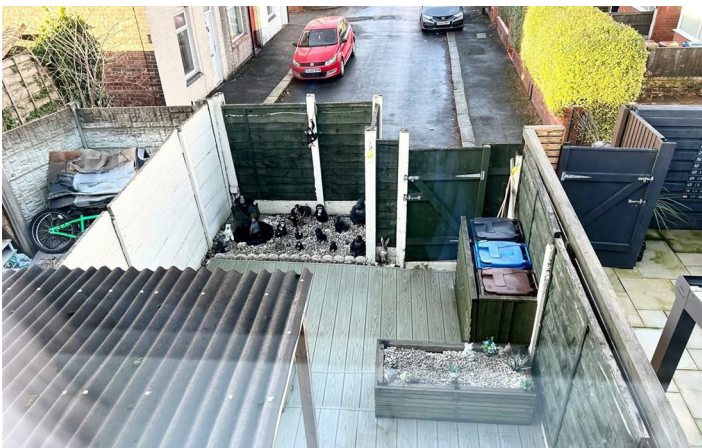
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor



**Directions**

WN7 5AZ





Floor Plan



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](mailto:info@cookeandcompany.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC