

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Milton Street, Leigh

Situated in a very popular and well established location with excellent access to the town centre is this three bedroom garden fronted mid terrace property offering living accommodation over two floors including an enclosed courtyard style area to the rear

(CASH ONLY SALE)

**Asking Price £99,950**

# 9 Milton Street

Leigh, WN7 4EB



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE:

### LOUNGE

14'9 (max) 14'3 (max) (4.27m'2.74m (max) 4.27m'0.91m (max) )

TV point. Fire and surround. Radiator.

### DINING ROOM

14'8 (max) x 9'9 (max) (4.27m'2.44m (max) x 2.74m'2.74m (max))

Radiator.

### KITCHEN

8'9 (max) x 6'6 (max) (2.44m'2.74m (max) 1.83m'1.83m (max) )

Fully fitted with wall and base cupboards. Sink unit.. Plumbing for washing machine. Extractor fan. Hob. Door to rear.

## FIRST FLOOR:

### LANDING:

### BEDROOM

11'5 (max) x 9'2 (max) (3.35m'1.52m (max) x 2.74m'0.61m (max))

Radiator.

### BEDROOM

12'9 (max) x 7'1 (max) (3.66m'2.74m (max) x 2.13m'0.30m (max) )

Radiator.

### BEDROOM

11'8 (max) x 5'5 (max) (3.35m'2.44m (max) x 1.52m'1.52m (max) )

Radiator.

### BATHROOM

9'4 (max) x 7'4 (max) (2.74m'1.22m (max) x 2.13m'1.22m (max) )

Bath with overhead shower fitment. Wash hand basin. Low level WC.

### OUTSIDE:

The property is garden fronted with an enclosed courtyard style area to the rear,

### TENURE

Leasehold

### COUNCIL TAX

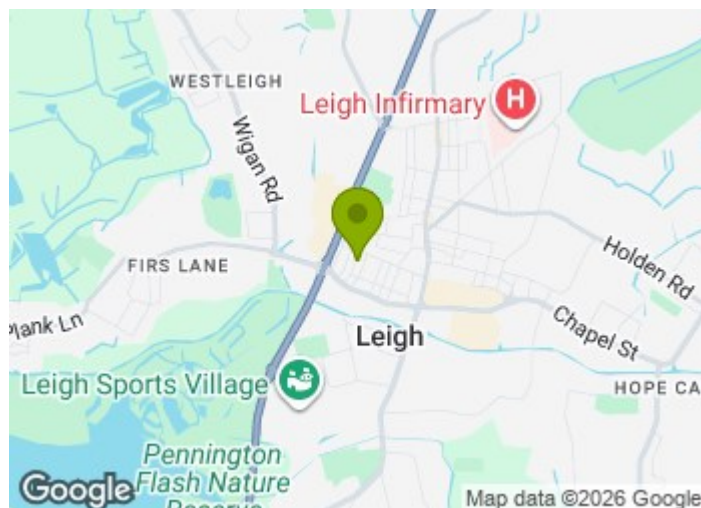
Council Tax Band A

### 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.



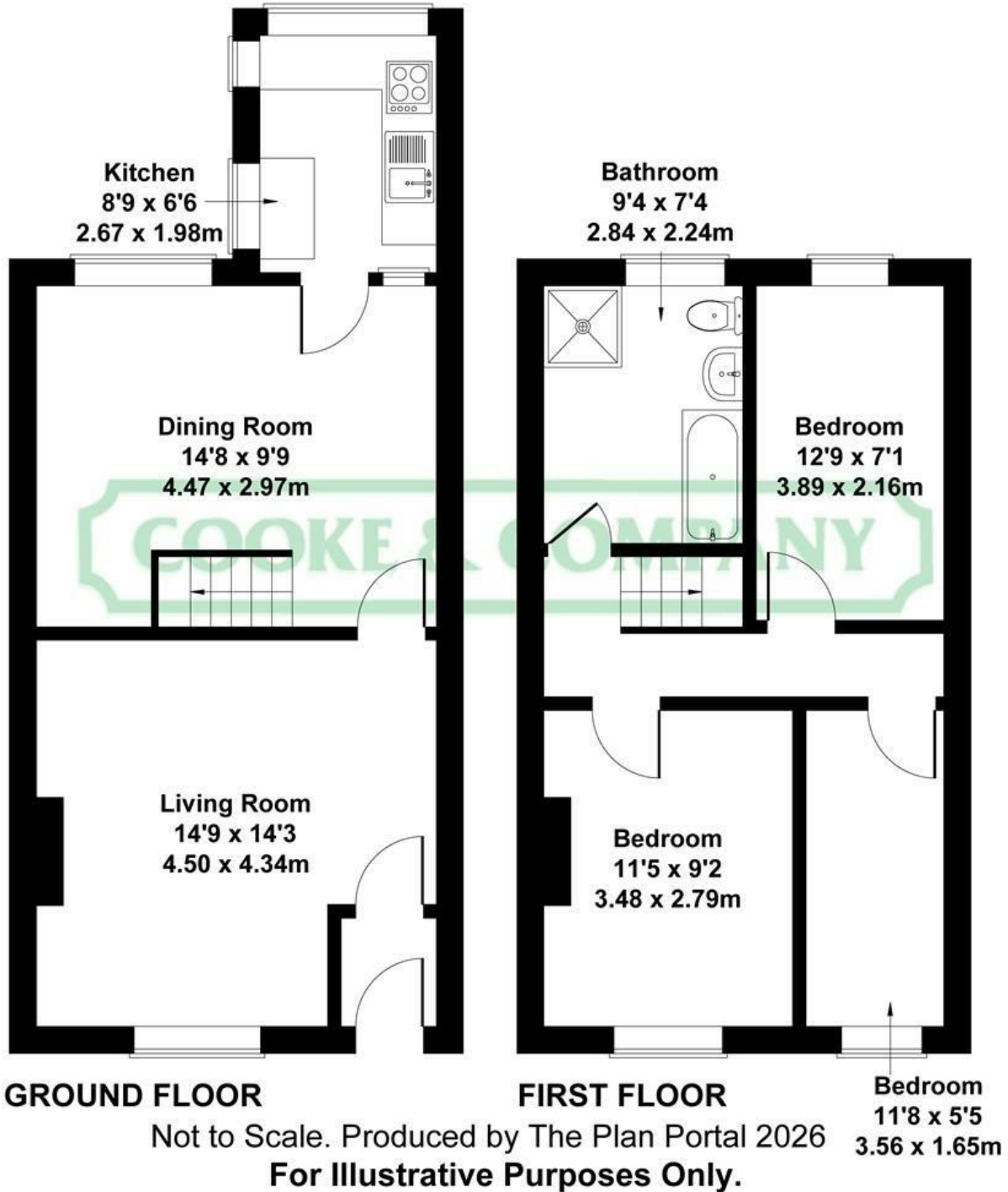
## Directions

WN7 4EB



# Floor Plan

Approximate Gross Internal Area  
866 sq ft - 80 sq m



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 firm's 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			78
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	