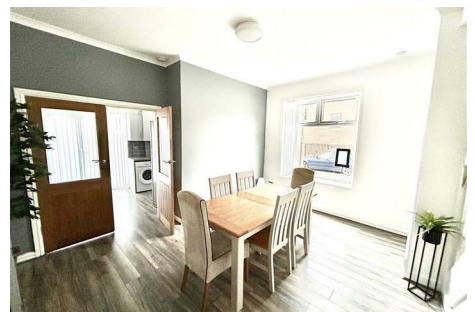


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Grasmere Street, Leigh

Situated in a well established area is this beautifully presented three bedroom garden fronted end terrace property with an enclosed area to the rear all within walking distance of the town centre and retail park.

Asking Price £165,000

23 Grasmere Street

Leigh, WN7 1XE



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'8 (max) x 14'7 (max) (4.27m'2.44m (max) x 4.27m'2.13m (max))
Bay window. Radiator.

DINING ROOM

15'9 (max) x 10'7 (max) (4.57m'2.74m (max) x 3.05m'2.13m (max))
Radiator.

KITCHEN

16'2 (max) x 7'7 (max) (4.88m'0.61m (max) x 2.13m'2.13m (max))
Fully fitted with wall and base cupboards.
Built in oven. Extractor. Gas hob. Sink with mixer taps. Plumbing for washing machine. Double doors to rear garden.

FIRST FLOOR:

LANDING

BEDROOM

14'4 (max) x 12'0 (max) (4.27m'1.22m (max) x 3.66m'0.00m (max))
Built in store cupboard. Radiator.

BEDROOM

12'3 (max) x 11'8 (max) (3.66m'0.91m (max) x 3.35m'2.44m (max))
Radiator.

BEDROOM

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

BATHROOM

5'2 (max) x 5'9 (max) (1.52m'0.61m (max) x 1.52m'2.74m (max))
Modern shower. Pedestal wash hand basin. Low level WC. Heated towel rail.

OUTSIDE:

The property is garden fronted with a large enclosed decked area to the rear.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

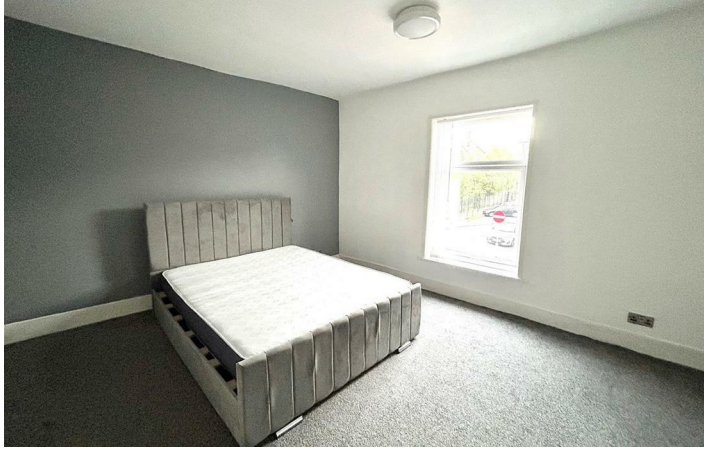
PLEASE NOTE

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.

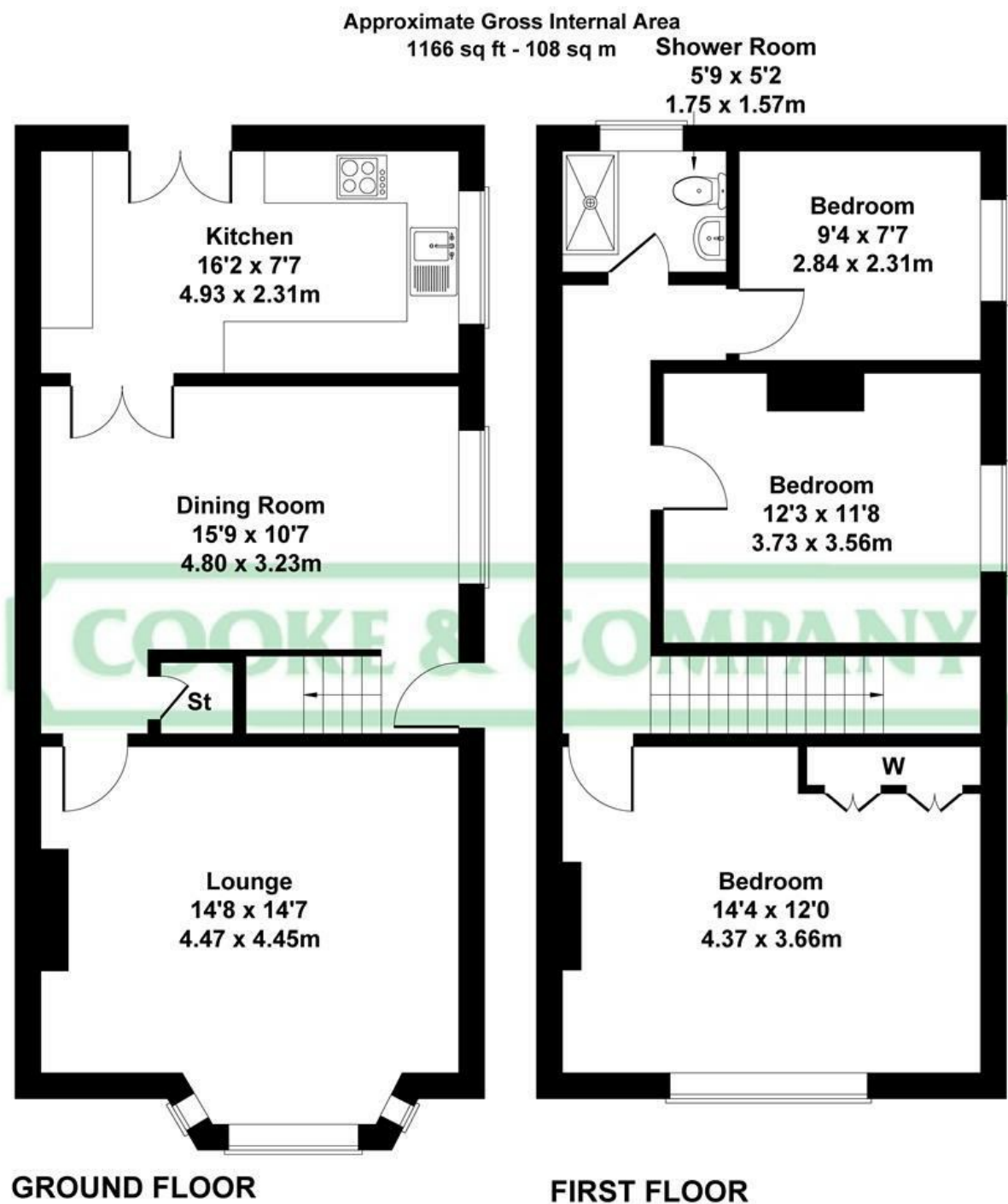


Directions

WN7 1XE



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