

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Twist Lane, Leigh

Asking Price £89,950



Situated in a popular location with excellent access to the town centre and retail park is this very spacious pavement fronted mid terrace property with two bedrooms offering well proportioned living accommodation throughout

(IN NEED OF UPDATING)



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE:

LOUNGE 14'0 (max) x 11'6 (max) (4.27m'0.00m (max) x 3.35m'1.83m (max) )

TV point. Radiator.

DINING ROOM 14'0 (max) x 13'7 (max) (4.27m'0.00m (max) x 3.96m'2.13m (max))

Radiator.

KITCHEN 11'9 (max) x 8'4 (max) (3.35m'2.74m (max) x 2.44m'1.22m (max))

Fitted with wall and base cupboards. Sink unit. Plumbing for washing machine. Door to rear of property.

FIRST FLOOR:

LANDING

BEDROOM 15'3 (max) x 13'6 (max) (4.57m'0.91m (max) x 3.96m'1.83m (max))

Radiator.

BEDROOM 13'8 (max) x 9'7 (max) (3.96m'2.44m (max) x 2.74m'2.13m (max) )

Radiator.

SHOWER ROOM 11'9 (max) x 8'4 (max) (3.35m'2.74m (max) x 2.44m'1.22m (max) )

Large walk in shower cubicle. Pedestal wash hand basin. Low level WC.

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

Council Tax Band A

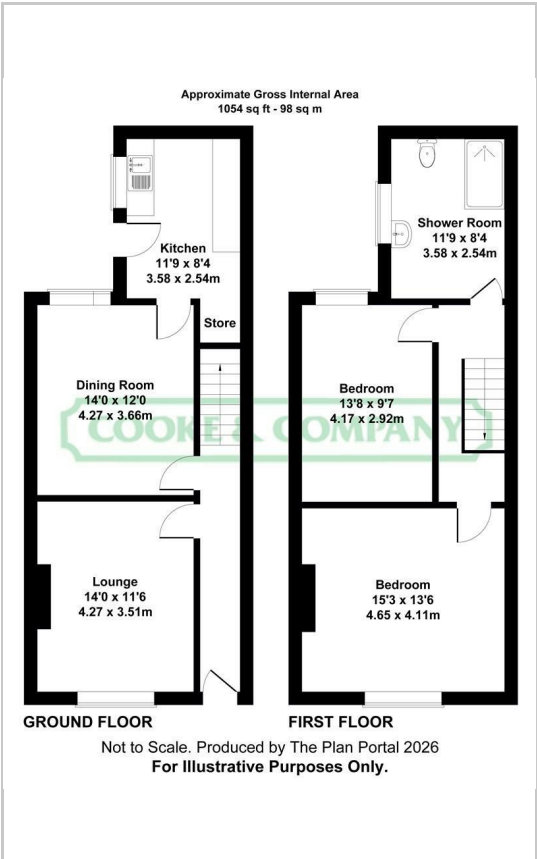
PLEASE NOTE

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.

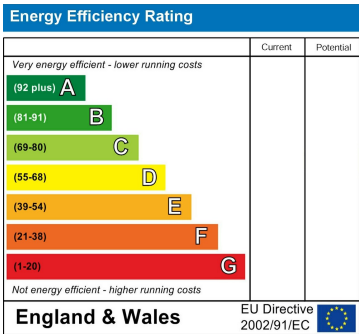
Area Map



Floor Plans



Energy Efficiency Graph



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.