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

3 1 2 D

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) x 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.

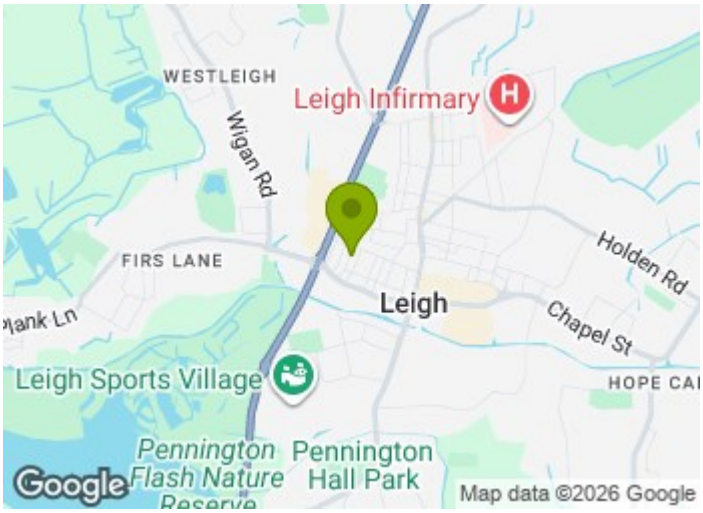
OUTSIDE:
The property is garden fronted with an enclosed courtyard style area to the rear,

TENURE
Leasehold

COUNCIL TAX
Council Tax Band A

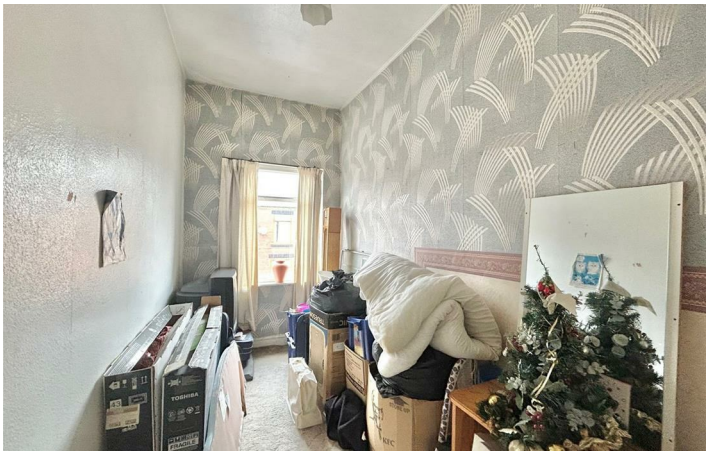
VIEWING
By appointment with the agents as overleaf.

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.

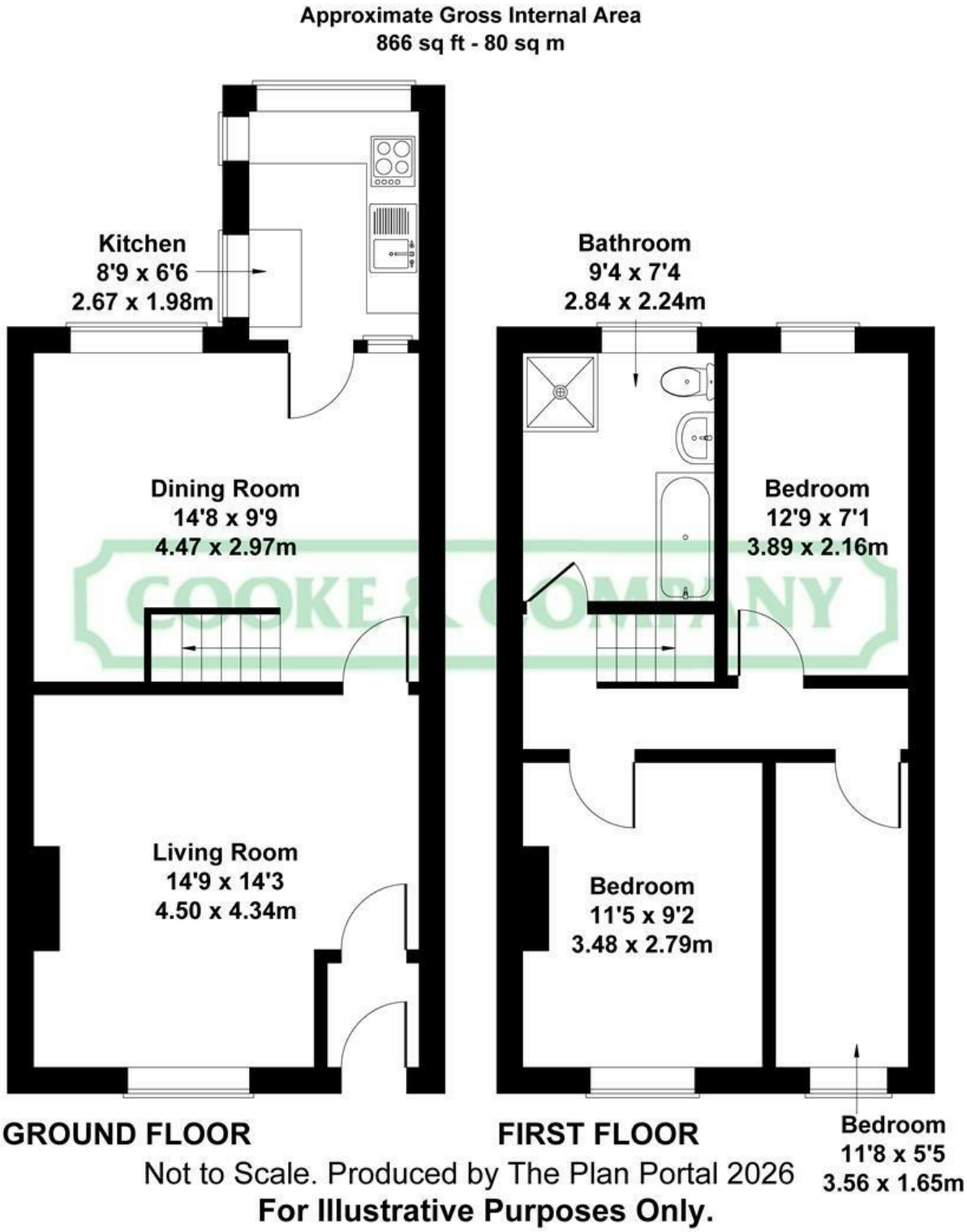


Directions

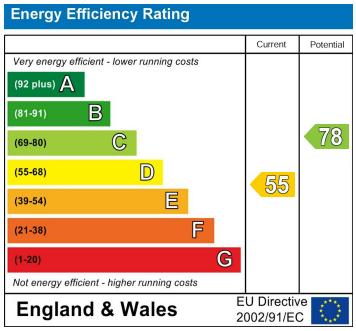
WN7 4EB


TOSHIBA

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