

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Henrietta Street, Leigh

Situated in a well-established area is this three-bedroom pavement fronted mid terrace property offering good potential with an enclosed area to the rear and convenient access to the Town Centre and local schools

**Asking Price £105,000**

# 107 Henrietta Street

Leigh, WN7 1LJ



- SITUATED IN A WELL ESTABLISHED AREA
- UPDATING REQUIRED

In further the accommodation comprises:-

## GROUND FLOOR:

### LOUNGE

13'8 (max) x 13'2 (max) (3.96m'2.44m (max) x 3.96m'0.61m (max) )  
Electric fire and surround.

### DINING ROOM

16'9 (max) x 11'4 (max) (4.88m'2.74m (max) x 3.35m'1.22m (max) )  
Smokeless solid fuel fire which heats a back boiler to serve hot water to radiators in the bathroom and main bedroom.  
Sliding door into kitchen.

### KITCHEN

8'6 (max) x 8'5 (max) ( 2.44m'1.83m (max) x 2.44m'1.52m (max) )  
Wall and base cupboards. Sink unit. Gas supply has been capped off (certificate available). Door to outside.

### BATHROOM

8.6 (max) x 6'5 (max) (2.44m.1.83m (max) x 1.83m'1.52m (max))

Panelled bath with shower fitment over bath. Pedestal hand wash basin. Low level WC

## FIRST FLOOR:

### LANDING

### BEDROOM

13'8 (max) x 10'1 (max) (3.96m'2.44m (max) x 3.05m'0.30m (max) )  
Fireplace. Storage cupboards,

### BEDROOM

11'4 (max) x 8'6 (max) ( 3.35m'1.22m (max) x 2.44m'1.83m (max) )  
Hot water tank heated by an immersion heater

### BEDROOM

11'4 (max) x 7'9 (max) (3.35m'1.22m (max) x 2.13m'2.74m (max) )

## OUTSIDE

The property is pavement fronted with an enclosed courtyard style area to the rear.

## TENURE

Freehold

## COUNCIL TAX

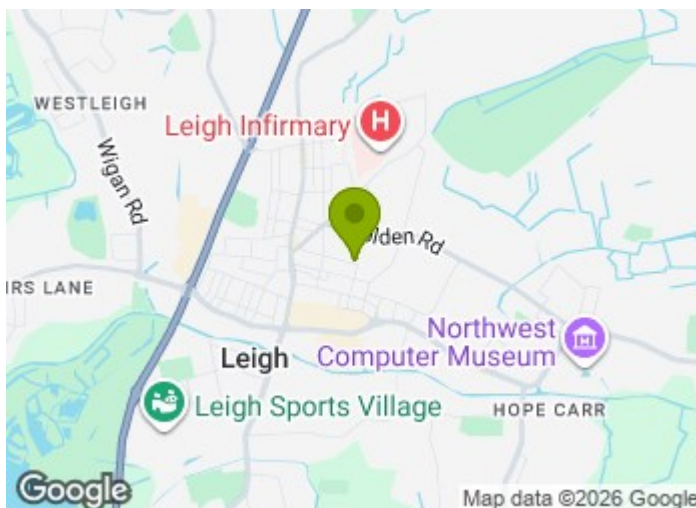
Council Tax Band A

## 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.

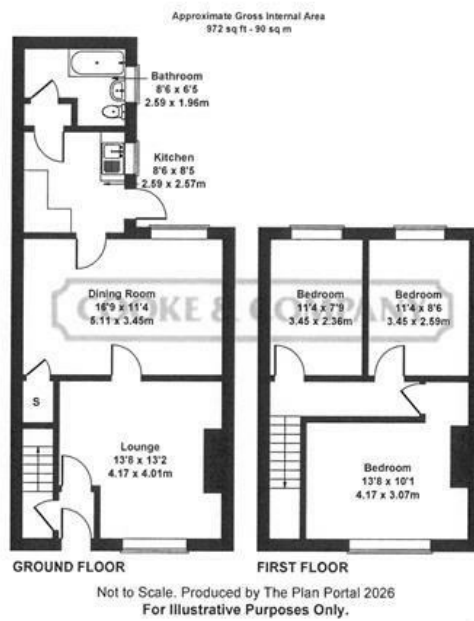


## Directions

WN7 1LJ



# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>34</b>	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	