

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Oxford Street, Leigh

Situated in a well-established residential location with good access to the town is this garden fronted 2-bedroom mid-terraced house with street parking and a low maintenance enclosed courtyard style area to the rear

**Asking Price £140,000**

# 50 Oxford Street

Leigh, WN7 1NG



- IDEAL PROPERTY FOR A FIRST TIME BUYER
- SITUATED IN A WELL ESTABLISHED LOCATION

In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE HALL/VESTIBULE

### LOUNGE

14'1(max) x 12'5 (max). (4.27m'0.30m(max) x 3.66m'1.52m (max). )

TV point. Radiator. Fire and surround. Wooden flooring.

### DINING ROOM

12'5 (max) x 10'2 (max) (3.66m'1.52m (max) x 3.05m'0.61m (max) )

Radiator. Wooden flooring

### KITCHEN

7'6 (max) x 7'3 (max). (2.13m'1.83m (max) x 2.13m'0.91m (max). )

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Plumbing for washing machine. Radiator. Door to rear.

## FIRST FLOOR:

### LANDING

### BEDROOM

14'1 (max) x 12'5 (max). (4.27m'0.30m (max) x 3.66m'1.52m (max). )

Radiator.

### BEDROOM

13'2 (max) x 5'6(max). (3.96m'0.61m (max) x 1.52m'1.83m(max). )

Radiator.

### BATHROOM

7'2 (max) x 6'7 (max) ( 2.13m'0.61m (max) x 1.83m'2.13m (max) )

Panelled bath. Pedestal wash basin. Low level WC. Partly tiled walls.

### OUTSIDE:

### PARKING

The property offers street parking.

### GARDEN

The rear of the property offers a low maintenance enclosed courtyard style area.

### TENURE

Leasehold

### VIEWING

By appointment with the agents as overleaf.

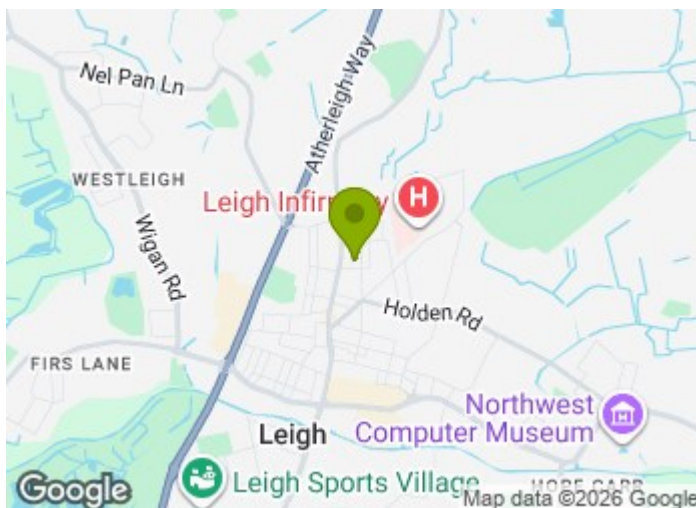
### COUNCIL TAX

Council Tax Band A

### PLEASE NOTE

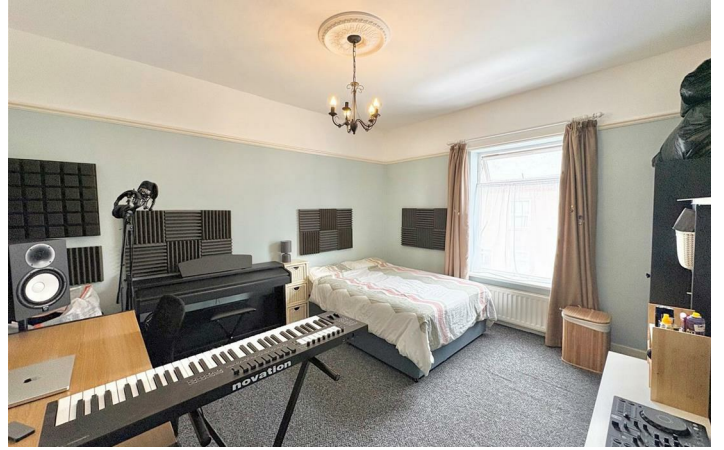
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

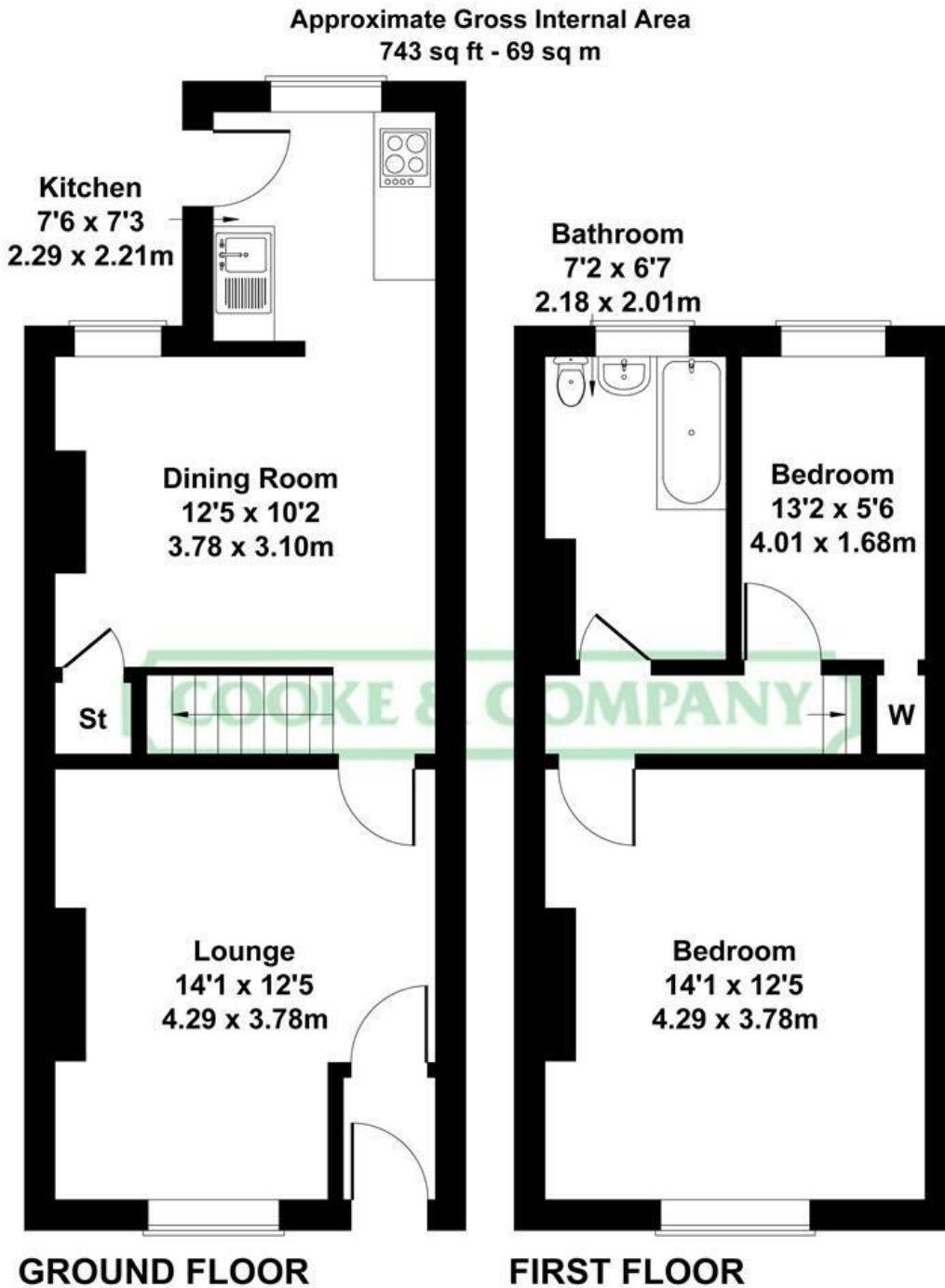


## Directions

WN7 1NG



## Floor Plan



Not to Scale. Produced by The Plan Portal 2026  
**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 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	87
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	