

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Coniston Street, Leigh

Situated in a very popular location and within a short walk to the Town Centre and local schools is this well presented garden fronted mid terrace property with three bedrooms offering an ideal first home and ready to move into accommodation throughout.

Asking Price £149,995

26 Coniston Street

Leigh, WN7 1XJ



GROUND FLOOR :

ENTRANCE VESTIBULE

LOUNGE

14'1 (max) x 13'4 (max) (4.29m (max) x 4.06m (max))
Radiator.

DINING KITCHEN

14'1 (max) x 10'1 (max) (4.29m (max) x 3.07m (max))
Fitted with base and wall units. Inset sink.
Electric cooker point. Under stairs storage area.

UTILITY AREA

7'0 (max) x 5'3 (max) (2.13m (max) x 1.60m (max))
Gas fired Central Heating Boiler. Plumbing for washing machine. Door to outside.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level Wc. Heated Towel Radiator. Attractive tiled walls.

FIRST FLOOR :

LANDING

BEDROOM

14'2 (max) x 10'8 (max) (4.32m (max) x 3.25m (max))
Radiator.

BEDROOM

10'1 (max) x 6'9 (max) (3.07m (max) x 2.06m (max))
Radiator.

BEDROOM

16'2 (max) x 7'1 (max) (4.93m (max) x 2.16m (max))
Radiator.

OUTSIDE :

The property is garden fronted with a private area to the rear.

TENURE :

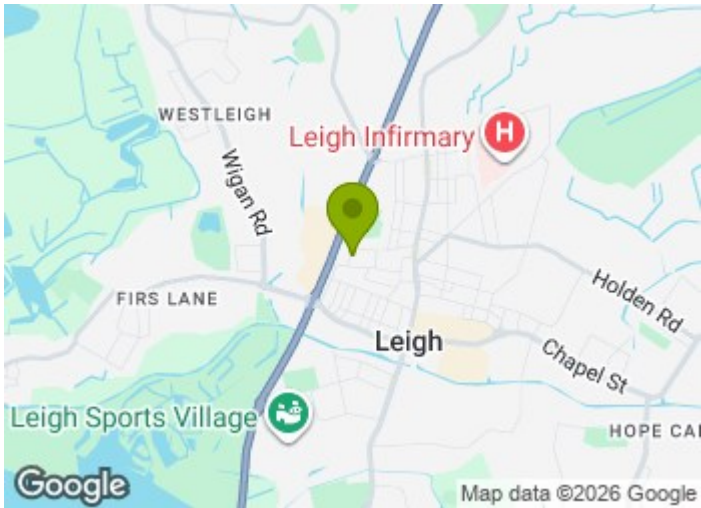
Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

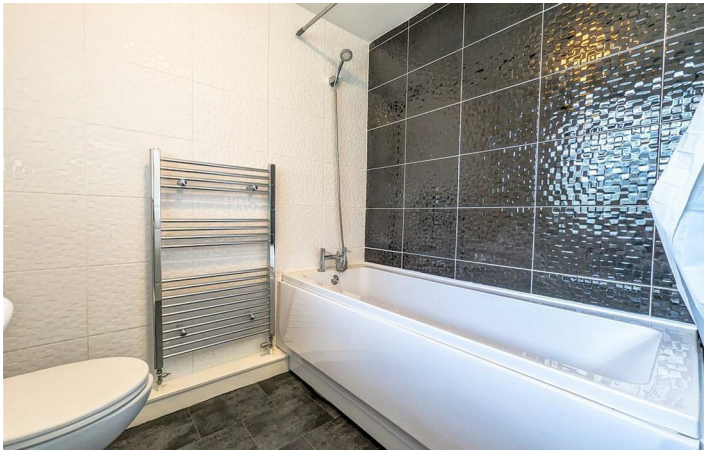
SERVICES (NOT TESTED)

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.

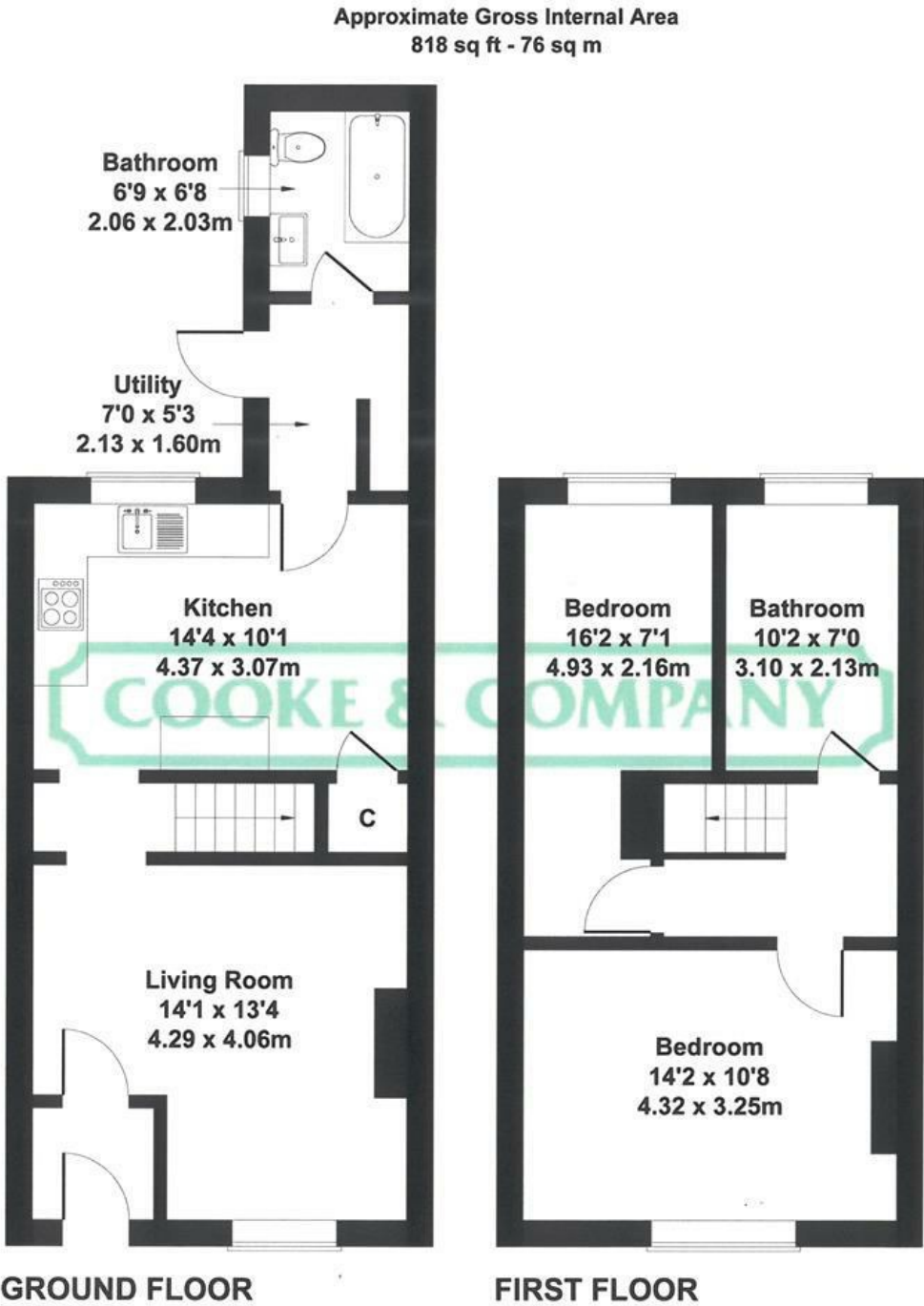


Directions

Sat Nav Ref: WN7 1XJ



Floor Plan



Not to Scale. Produced by The Plan Portal 2024
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 