COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Selwyn Street, Leigh

Situated in a well-established
residential location with good access to the
town is this well presented two-bedroom garden fronted,
mid-terraced house with street parking to the front of the property and a
low maintenance enclosed area to the rear

Asking Price £150,000

97 Selwyn Street

Leigh, WN7 1RS

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- Ideal home for a first time buyer
- Vacant Property
- New roof (including joists and tiles)
- New central heating system (including a new boiler)
- New damp proof course

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

13'4 (max) x 13'3 (max). (3.96m'1.22m (max) x 3.96m'0.91m (max).)

TV Point. Radiator. Fire surround with gas fire.

KITCHEN

13'3 (max) x 9'6 (max). (3.96m'0.91m (max) x 2.74m'1.83m (max).)

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Hob. Extractor. Radiator. Door to rear.

FIRST FLOOR:

LANDING:

BEDROOM

13'4 (max) x 10'8 (max). (3.96m'1.22m (max) x 3.05m'2.44m (max).)

Feature fireplace. Radiator.

BEDROOM

15'8 (max) x 6'4 (max). (4.57m'2.44m (max) x 1.83m'1.22m (max).)

Radiator. Built in storage cupboard.

BATHROOM

9'8 (max) x 6.4 (max) (2.74m'2.44m (max) x 1.83m.1.22m (max))

Modern bathroom. Panelled bath with overhead shower fitment. Glass shower screen. Low level WC. Built in vanity wash basin with storage. Radiator. Part tiled walls.

OUTSIDE:

PARKING

The property is garden fronted with street parking.

GARDEN

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

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 1RS

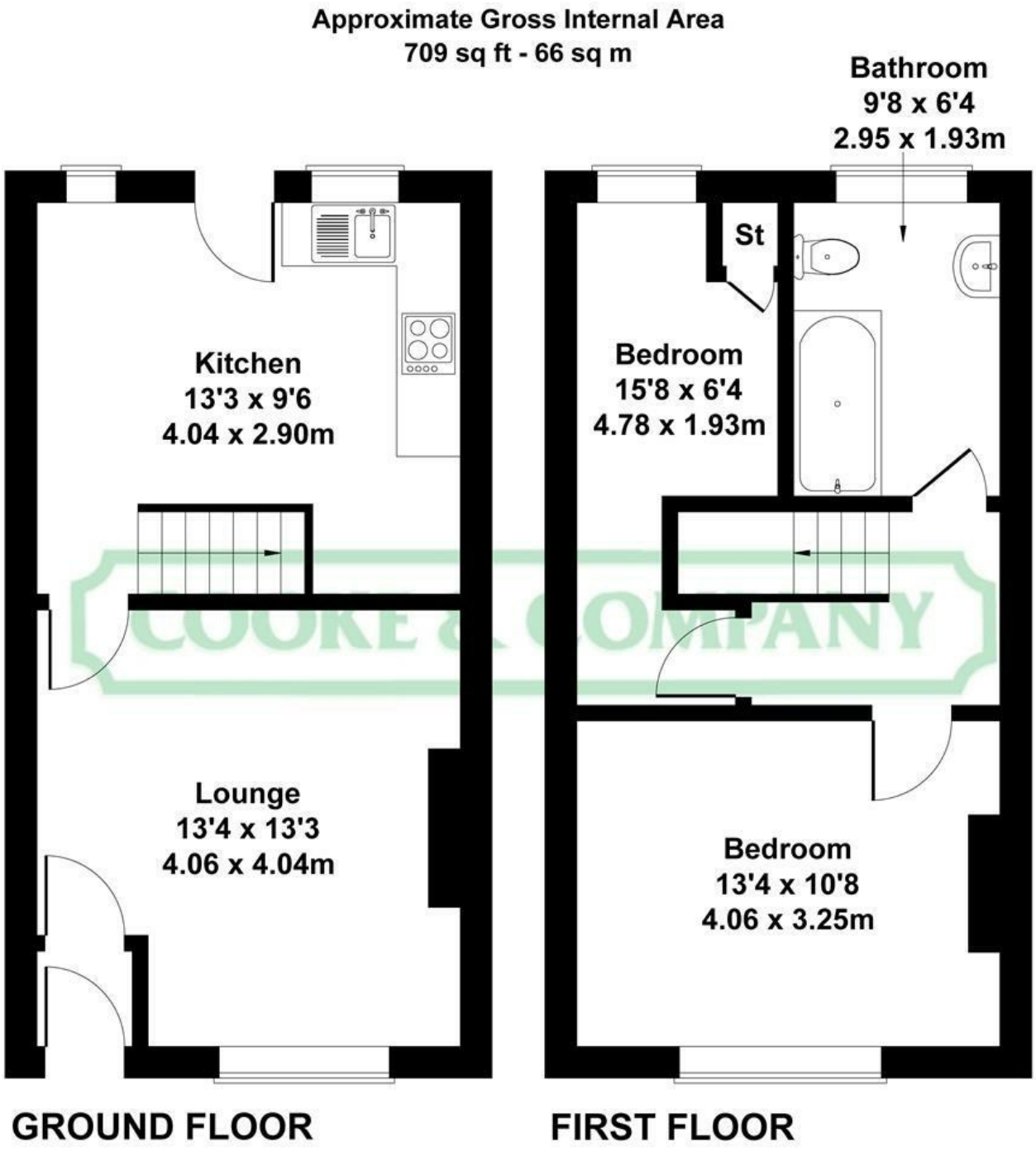




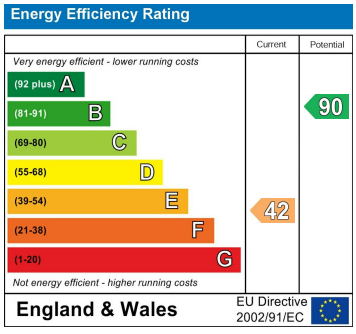




Floor Plan



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