COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Henrietta Street, Leigh

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

Asking Price £119,950

75 Henrietta Street

Leigh, WN7 1LH

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In further the accommodation comprises:-

GROUND FLOOR:

LOUNGE

14’11 (max) x 12’6 (max) (4.27m’3.35m (max) x 3.66m’1.83m (max))
Feature fireplace. Radiator. TV point.

DINING KITCHEN

14’11 (max) x 9’5 (max) (4.27m’3.35m (max) x 2.74m’1.52m (max))
Fitted with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Radiator. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

14’11 (max) x 12’6 (max) (4.27m’3.35m (max) x 3.66m’1.83m (max))
Radiator.

BEDROOM

12’5 (max) x 7’3 (max) (3.66m’1.52m (max) x 2.13m’0.91m (max))
Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Built in vanity wash basin with storage. Low level WC. Radiator.

OUTSIDE

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

TENURE

Leasehold

COUNCIL TAX

Council Tax Band A

VIEWING

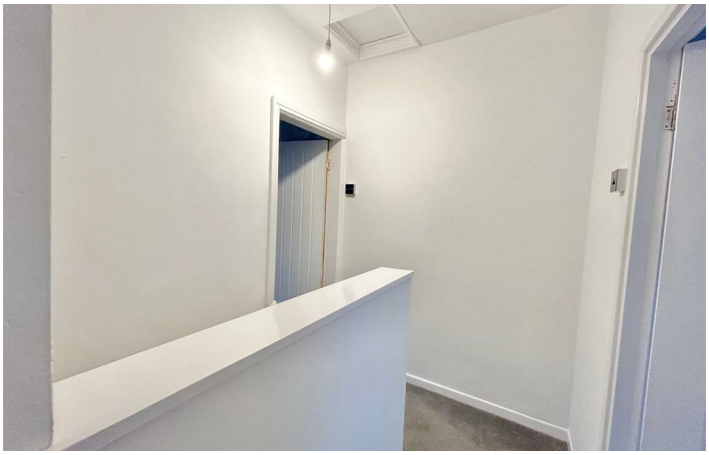
By appointment with the agents as overleaf.

PLEASE NOTE

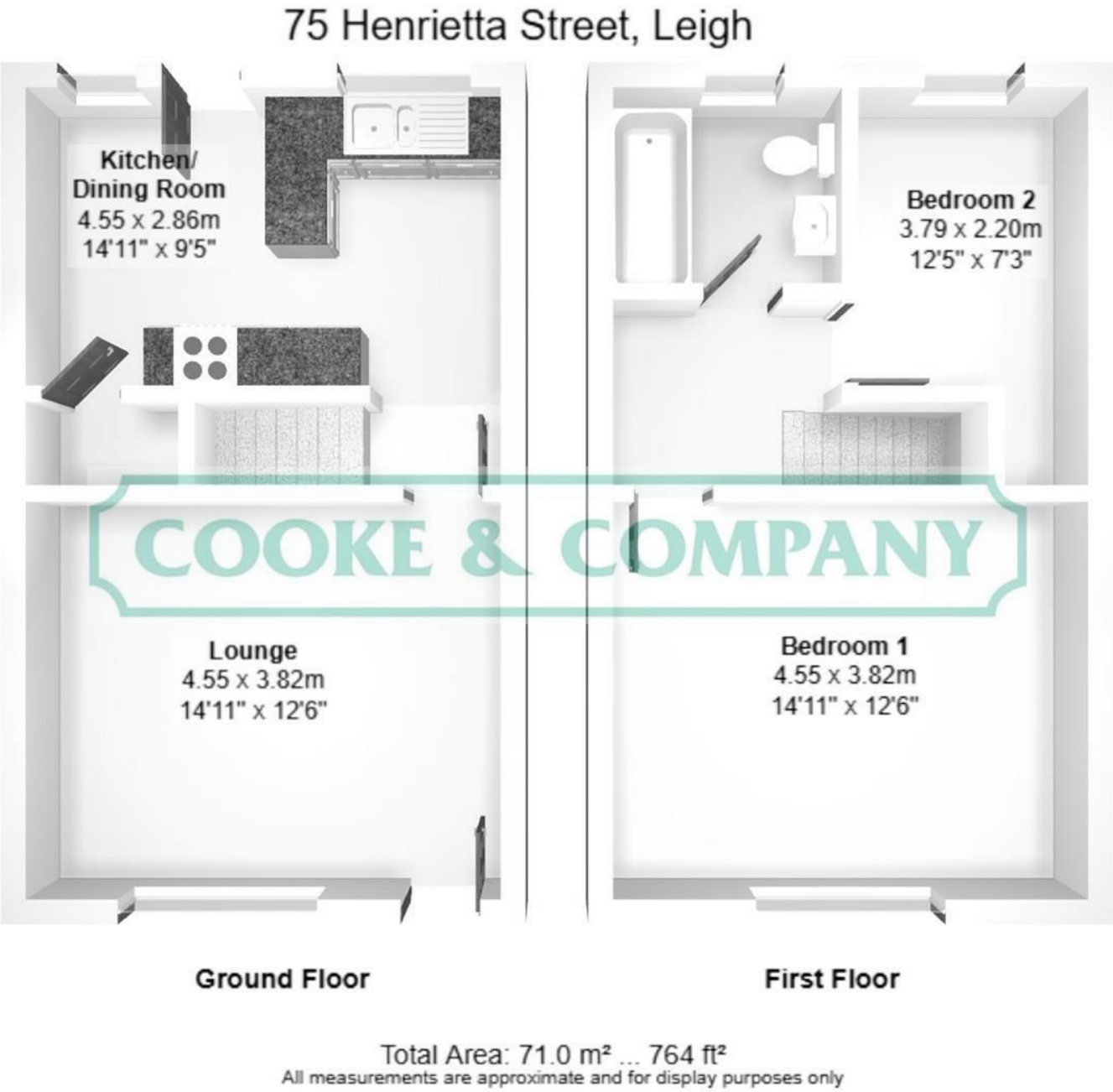
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Directions

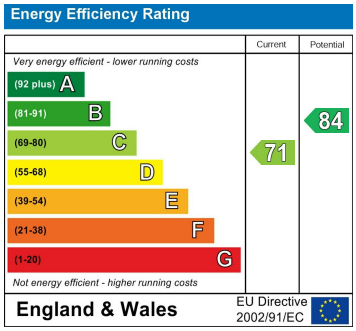
WN7 1LH



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.



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