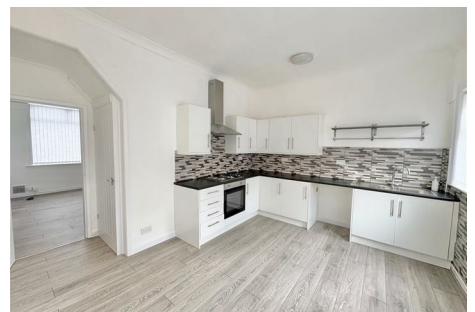


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Poplar Street, Leigh

Situated in a popular residential area is this well presented two-bedroom garden fronted mid terrace property offering ideal first time accommodation all within walking distance of Pennington Park and the town centre

Asking Price £145,000

5 Poplar Street

Leigh, WN7 4HL



- IDEAL HOME FOR A FIRST TIME BUYER
- POPULAR RESIDENTIAL LOCATION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

13'9 (max) x 13'4 (max) (3.96m'2.74m (max) x 3.96m'1.22m (max))
Radiator. TV point. Wooden flooring

DINING KITCHEN

14'2 (max) x 10'9 (max) (4.27m'0.61m (max) x 3.05m'2.74m (max))
Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Oven. Gas hob. Extractor hood. Plumbing for washing machine. Radiator. Door to rear

FIRST FLOOR:

LANDING

BEDROOM

13'7 (max) x 10'4 (max) (3.96m'2.13m (max) x 3.05m'1.22m (max))
Radiator.

BEDROOM

10'9 (max) x 6'8 (max) (3.05m'2.74m (max) x 1.83m'2.44m (max))
Radiator.

BATHROOM

10'7 (max) x 6'7 (max) (3.05m'2.13m (max) x 1.83m'2.13m (max))
Panelled bath with overhead shower fitment. Shower screen. Built in vanity wash hand basin with storage. Low level WC. Radiator.

OUTSIDE:

The property is garden fronted with an enclosed area to the rear.

TENURE

Leasehold

COUNCIL TAX

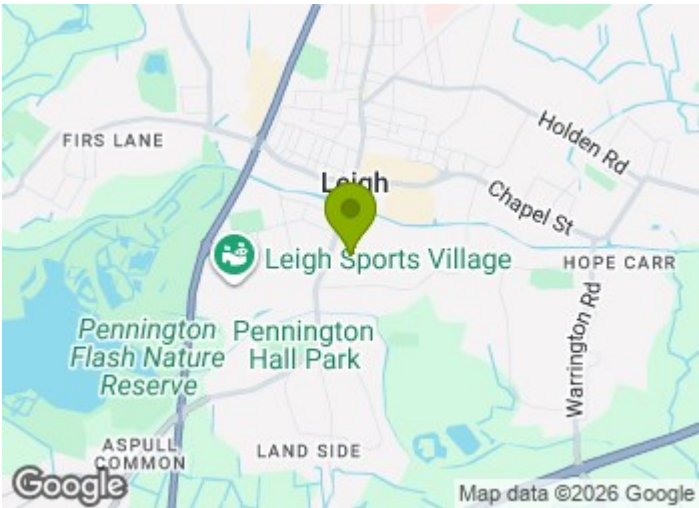
Council Tax Band A

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.

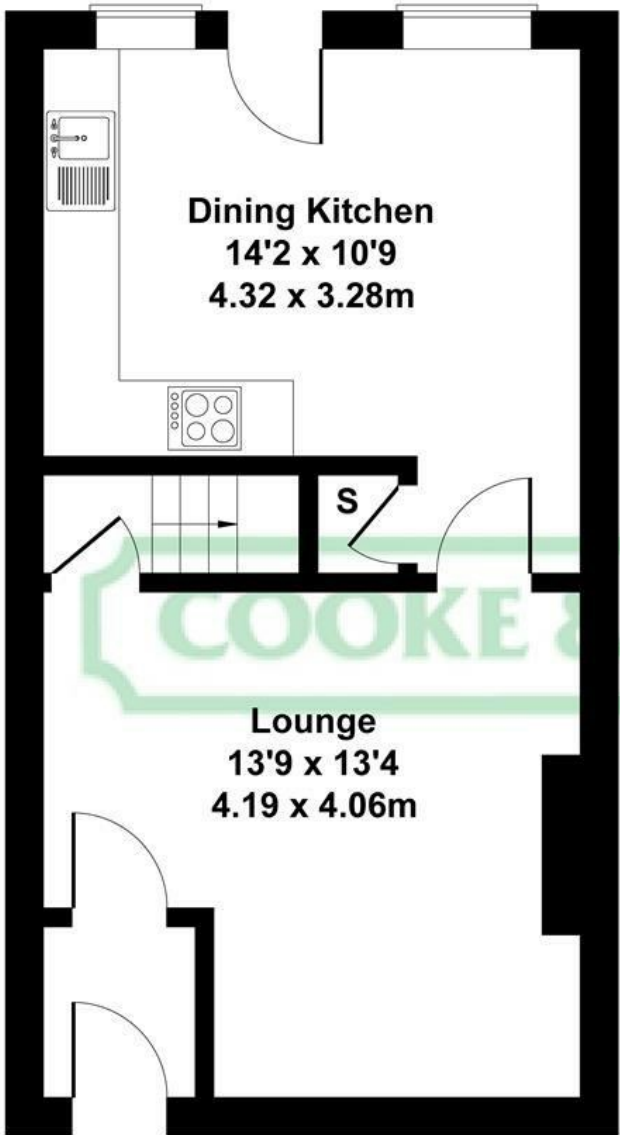


Directions
WN7 4HL

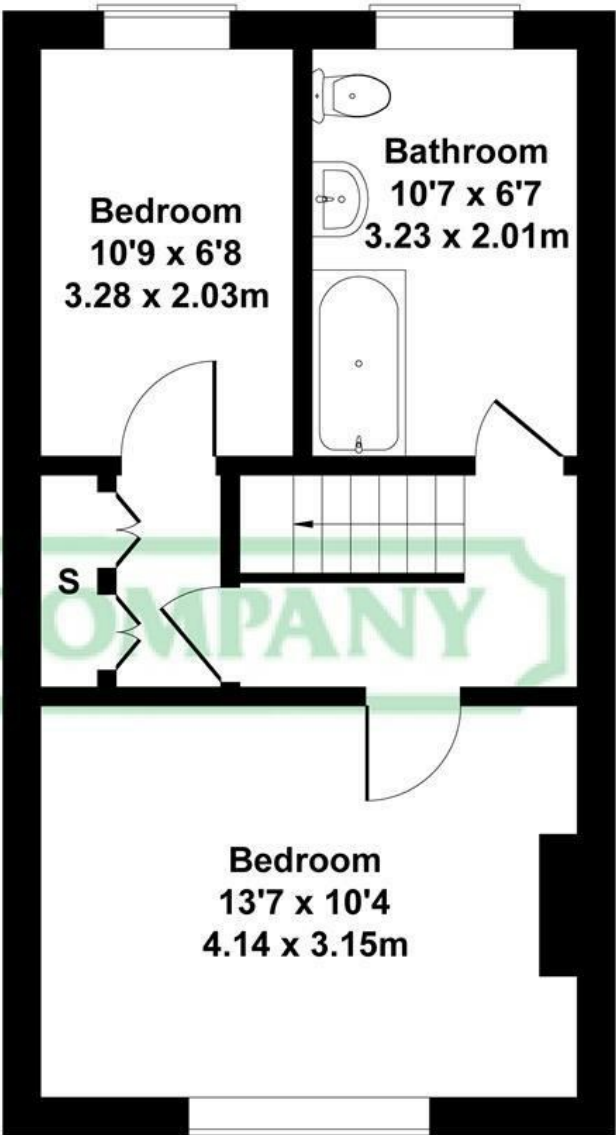


Floor Plan

Approximate Gross Internal Area
784 sq ft - 73 sq m



GROUND FLOOR



FIRST FLOOR

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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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