

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Milton Street, Leigh

In further detail the property includes:- On the ground floor: Entrance vestibule, lounge, dining room/rear sitting room and kitchen. Whilst on the first floor there are three bedrooms and bathroom/WC.

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

Asking Price £110,000

19 Milton Street

Leigh, WN7 4EB



In further the accommodation comprises:- LANDING

Tax Band A.

GROUND FLOOR:

BEDROOM 15'0 (max) x 11'8 (max)
Radiator.

VIEWING By appointment with the agents
as overleaf.

ENTRANCE VESTIBULE

BEDROOM 9'8(max) x 7'1 (max) Radiator.

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

LOUNGE 15'0 (max) x 14'6 (max) Adams
style fireplace with inset fire. Wooden
flooring. Radiator.

BEDROOM 7'9 (max) x 7'0 (max) Radiator.

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.

DINING ROOM/REAR SITTING ROOM 14'9
(max) x 12'4 (max) Open staircase to first
floor. Wooden flooring.

BATHROOM Shower Cabinet. Pedestal
Wash hand basin. Low level Wc. Heated
Towel Radiator. Fully tiled walls with
attractive border tile and tiled floor.

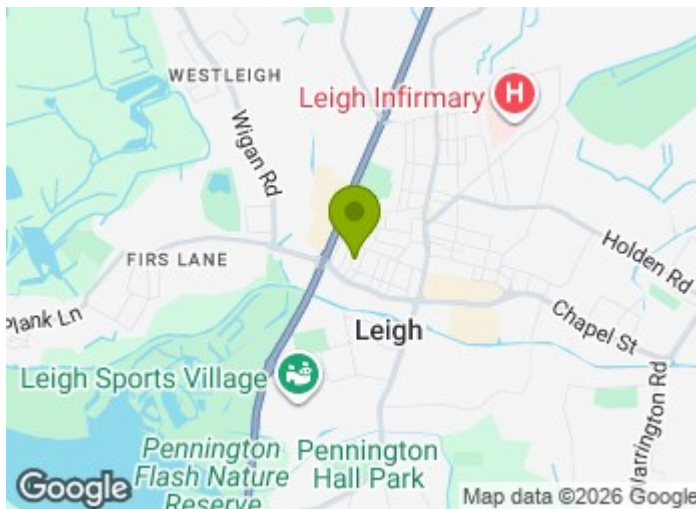
KITCHEN 7'9 (max) x 7'6 (max) Fitted with
base and wall units. Inset sink. Oven, Hob
and extractor hood. Plumbing for washing
machine. Integrated dishwasher. Door to
rear.

OUTSIDE: The property is garden fronted
with a private patio garden to the rear.

TENURE Leasehold. Residue of 999 year
Lease.

FIRST FLOOR:

COUNCIL AND TAX BAND Wigan Council



Directions

Sat Nav Ref: WN7 4EB



Floor Plan



TOTAL: 81.3 m² (875 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	