

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rydal Street, Leigh

Situated within a short walk to the Town Centre, local schools and amenities is this attractive pavement fronted mid terrace property which has been completely rebuilt internally offering an ideal first home with two bedrooms, loft room and courtyard style area to the rear

Asking Price £185,000

48 Rydal Street

Leigh, WN7 4DR



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

KITCHEN/LOUNGE/DINING

27'1 (max) x 14'5 (max) (8.23m'0.30m (max) x 4.27m'1.52m (max))
TV Point. Radiator. Wooden flooring. Fitted with base units. Inset sink with mixer tap. Plumbing for washing machine. Oven. Hob. Extractor. Radiators. Door to rear.

FIRST FLOOR:

LANDING

BEDROOM

12'7 (max) x 8'5 (max) (3.66m'2.13m (max) x 2.44m'1.52m (max))
Walk in wardrobe. Radiator.

BEDROOM

14'4 (max) x 8'5 (max) (4.27m'1.22m (max) x 2.44m'1.52m (max))
Radiator.

BATHROOM

Modern bathroom. Panelled bath with shower fitment over bath. Shower screen. Pedestal wash basin. Low level WC. Fully tiled.

SECOND FLOOR

LOFT ROOM

15'3 (max) x 14'0 (max) (4.57m'0.91m (max) x 4.27m'0.00m (max))
Radiator. Velux window. Radiator.

OUTSIDE

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

TENURE

Leasehold

COUNCIL AND TAX BAND:

Wigan 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 4DR



Floor Plan



Total Area: 93.0 m² ... 1001 ft²
All measurements are approximate and for display 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		
(81-91) B		86
(69-80) C	75	
(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	