COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Ledbury Street, Leigh

Situated in a popular residential location
is this garden fronted well presented
mid terrace property with two bedrooms
offering an ideal first-time home
within a short walk to the Town Centre
and good access to local schools and amenities

Asking Price £150,000

75 Ledbury Street

Leigh, WN7 1PY

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- VIEWING HIGHLY RECOMMENDED
- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

14'2 (max) x 13'6 (max) (4.32m (max) x 4.11m (max))
Feature fireplace. 2 x Radiators.

DINING KITCHEN

13'5 (max) x 10'5 (max) (4.09m (max) x 3.18m (max))
Fitted with wall and base units. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Breakfast bar. Radiator. Door to outside.

FIRST FLOOR:

LANDING

Radiator

BEDROOM

13'5 (max) x 11'6 (max) (4.09m (max) x 3.51m (max))
Radiator.

BEDROOM

15'1 (max) x 6'6 (max) (4.60m (max) x 1.98m (max))
Radiator.

BATHROOM

10'7 (max) x 6'5 (max) (3.23m (max) x 1.96m (max))
Panelled bath. Enclosed shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE:

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

TENURE

Leasehold

COUNCIL AND TAX BAND

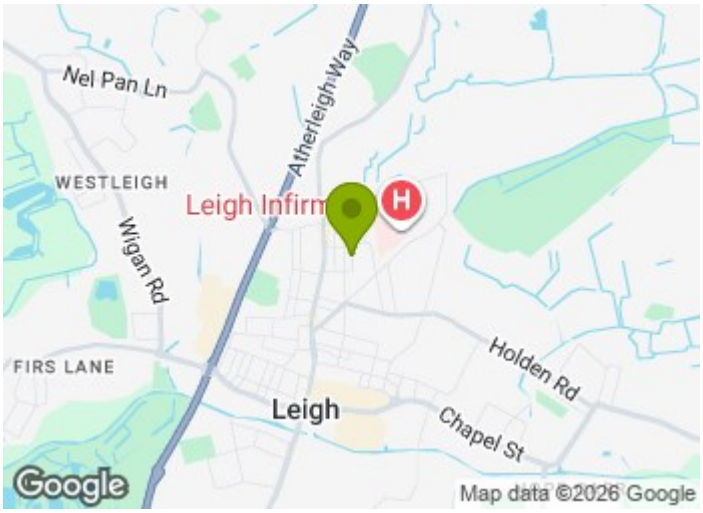
Wigan Council Tax Band A.

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

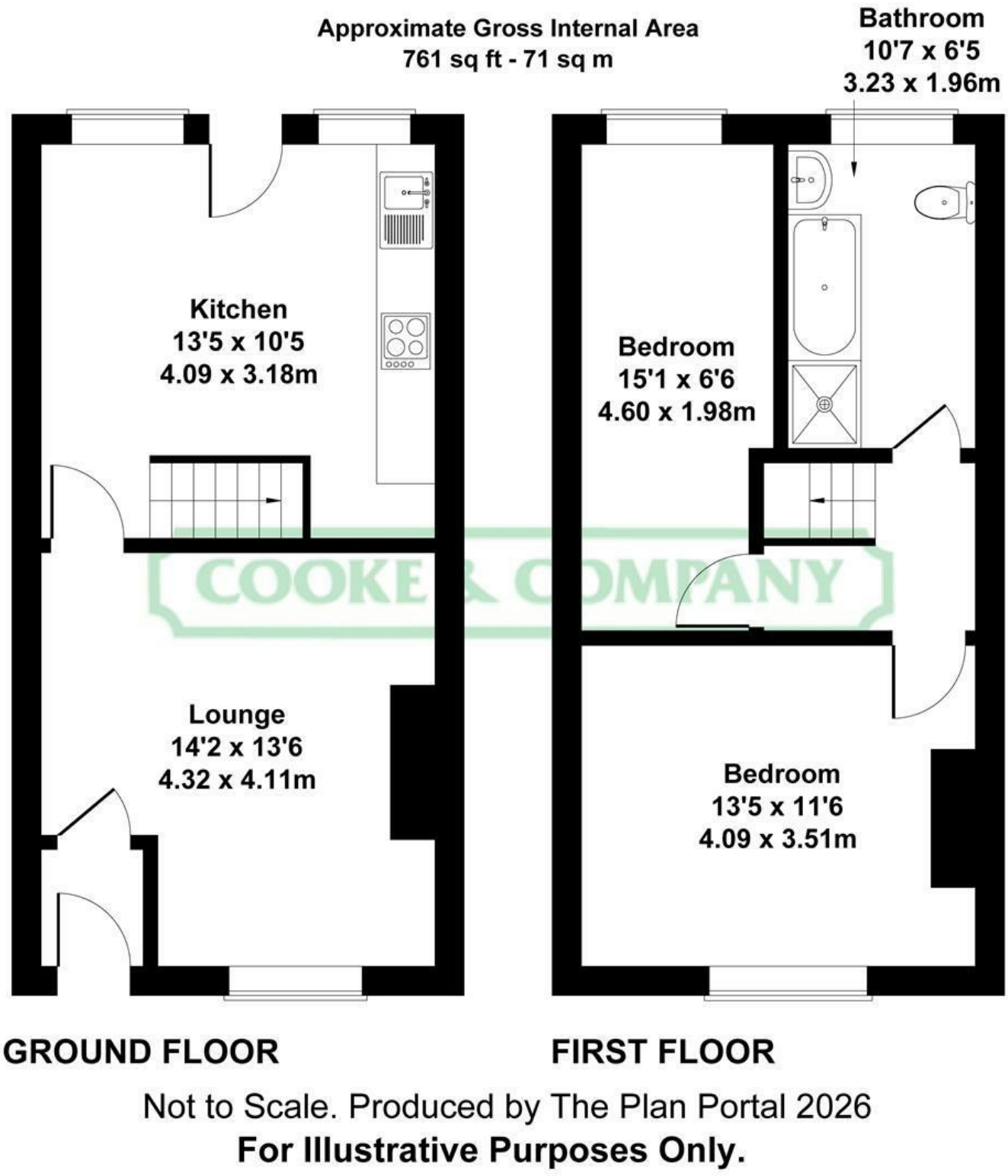
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions

WN7 1PY

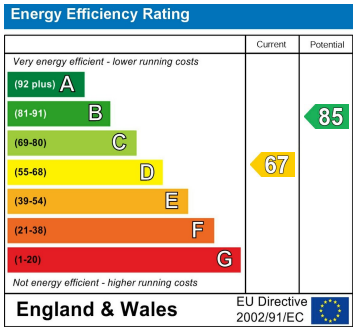
Floor Plan



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.



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