COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Young Street, Leigh

Situated in an established location
with good access to commuter routes and local schools
is this garden fronted three-bedroom mid terraced property offering
well-proportioned living accommodation throughout
with off road parking to the front and enclosed garden to the rear

Asking Price £179,950

17 Young Street

Leigh, WN7 2NJ

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- SITUATED IN A WELL ESTABLISHED LOCATION
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes:- On the ground floor: Entrance Hall, lounge, dining kitchen and outdoor WC. Whilst on the first floor there are three bedrooms and a bathroom/WC. The property is heated by gas central heating and benefits from double glazing

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

16'4 (max) x 13'4 (max) (4.98m (max) x 4.06m (max))

Bay window. Wall Mounted TV Point. Spot lights. Radiator.

DINING KITCHEN

16'1 (max) x 10'1 (max) (4.90m (max) x 3.07m (max))

Fitted kitchen with wall cupboards and base units. Sink unit with mixer tap. Double oven, hob and extractor hood. Plumbing for washing machine. Tiled flooring. Radiator. Door to rear.

FIRST FLOOR:

LANDING

BEDROOM

11'1 (max x 9'11 (max) (3.38m (max x 3.02m (max))

BEDROOM

13'1 (max) x 8'5 (max) (3.99m (max) x 2.57m (max))

BEDROOM

10'7 (max) x 7'10 (max) (3.23m (max) x 2.39m (max))

BATHROOM

Panelled bath with overhead shower fitment., pedestal wash hand basin. Low level WC.

OUTSIDE

The front garden to the property is fully paved to provide off road parking and there is a private enclosed garden to the rear with a small paved patio area and a laid to lawn garden with raised flowerbeds, plants and shrubs

TENURE

Freehold

COUNCIL TAX

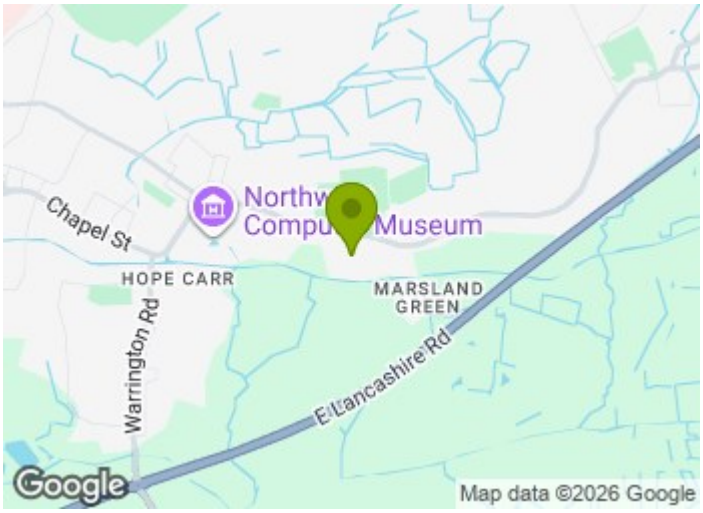
Council Tax Band A

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.

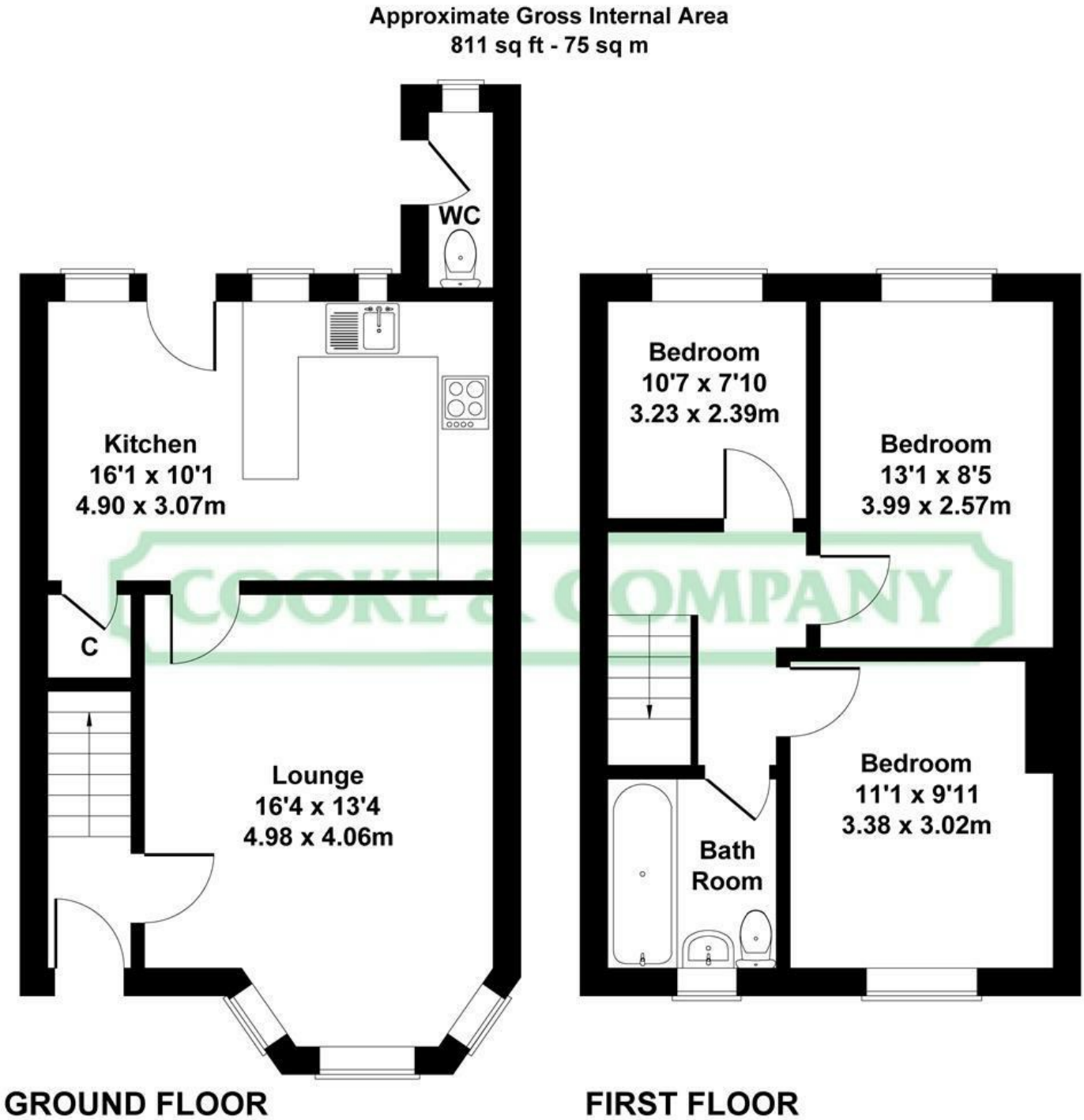


Directions

WN7 2NJ

Nana's Kitchen

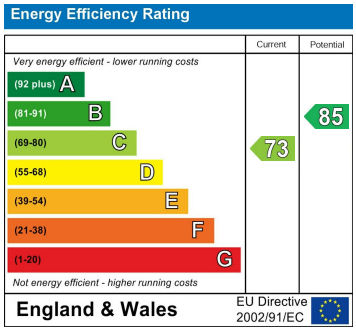
Floor Plan



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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