



| Energy Efficiency Rating                    |           |                                                                                                             |
|---------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                                                   |
| Very energy efficient - lower running costs |           |                                                                                                             |
| (92 plus) <b>A</b>                          |           | <b>86</b>                                                                                                   |
| (81-91) <b>B</b>                            |           |                                                                                                             |
| (69-80) <b>C</b>                            |           |                                                                                                             |
| (55-68) <b>D</b>                            | <b>58</b> |                                                                                                             |
| (39-54) <b>E</b>                            |           |                                                                                                             |
| (21-38) <b>F</b>                            |           |                                                                                                             |
| (1-20) <b>G</b>                             |           |                                                                                                             |
| Not energy efficient - higher running costs |           |                                                                                                             |
| England & Wales                             |           | EU Directive 2002/91/EC  |

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.

## Catherine Street, Leigh, WN7 1NQ

### Offers Over £105,000

TWO BEDROOM END TERRACE PROPERTY

Keenans are delighted to introduce this two bedroomed, mid-terraced property to the rental market. Situated in the heart of Leigh, within close proximity to local amenities, commuter links and schools.

Boasting deceptively spacious accommodation and neutral interior throughout, the property internally comprises briefly: ground floor - entrance through to the lounge with a door that leads into the dining kitchen. The kitchen houses the staircase to the first floor and access to the rear yard. To the first floor; landing with doors leading to two good sized bedrooms and a three-piece bathroom suite. Externally the property boasts an enclosed rear paved yard.

Ideal investment opportunity or for first time buyer looking for something to put their own stamp on.

For further information, or to arrange a viewing, please contact our Sales team at your earliest convenience.

# Catherine Street, Leigh, WN7 1NQ

Offers Over £105,000

 2  1  1  D

- Mid Terraced Property
- Two Reception Rooms
- Deceptively Spacious
- Pets Considered On a Case By Case Basis

- One Reception Room
- Three Piece Bathroom Suite
- Viewing is Essential

- Fitted Kitchen
- Enclosed Rear Yard
- Unfurnished

## INTRODUCTION

Keenans Lettings are delighted to introduce this two bedroomed, mid-terraced property to the rental market. Situated in the heart of Leigh, within close proximity to local amenities, commuter links and schools. Boasting deceptively spacious accommodation and neutral interior throughout, the property internally comprises briefly: ground floor - entrance through to the lounge with a door that leads into the dining kitchen. The kitchen houses the staircase to the first floor and access to the rear yard. To the first floor; landing with doors leading to two good sized bedrooms and a three-piece bathroom suite. Externally the property boasts an enclosed rear paved yard. For further information, or to arrange a viewing, please contact our Lettings team at your earliest convenience.

## GROUND FLOOR

### ENTRANCE

Hardwood front entrance door through to the lounge.

### LOUNGE

11'10" x 12'1" (3.61 x 3.68)

UPVC double glazed window, central heating radiator and a door to the kitchen.

### KITCHEN

11'11" x 10'10" (3.63 x 3.3)

UPVC double glazed window and is fitted with a range of wall and base units with laminate surfaces and complementary tiled splash backs, integrated oven with a four ring gas hob and extractor hood, plumbing for a washing machine, space for a fridge freezer, partially tiled elevations, under stairs storage cupboard, staircase to the first floor and a UPVC rear entrance door.

## FIRST FLOOR

### LANDING

Smoke alarm and doors to two bedrooms and the family bathroom.

### BEDROOM ONE

12'0" x 11'11" (3.66 x 3.63)

UPVC double glazed window and central heating radiator.

### BEDROOM TWO

10'0" x 6'9" (3.05 x 2.06)

UPVC double glazed window, central heating radiator and a television point.

## BATHROOM

0'0" (0.00)

Three piece suite comprising: panelled bath with a direct feed over head shower, close couple WC, pedestal wash basin, tiled elevations, central heating radiator and a UPVC double glazed frosted window.

## EXTERNAL

### REAR

Enclosed rear yard.

## AGENTS NOTES

Council Tax Band A.



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