COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Platt Street, Leigh

Situated in a very popular location
within a short walk to the local schools and shops is this
well presented pavement fronted terraced property with two
bedrooms, a conservatory and enclosed rear courtyard area.

IDEAL HOME FOR A FIRST TIME BUYER

Asking Price £125,000

38 Platt Street

Leigh, WN7 1NA

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In further accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALLWAY:

LOUNGE

14'1 (max) x 11'8 (max) (4.27m'0.30m (max) x 3.35m'2.44m (max))
Radiator. Feature fire surround with gas fire. TV point.

KITCHEN

14'1 (max) x 10'2 (max) (4.27m'0.30m (max) x 3.05m'0.61m (max))
Fully fitted with wall and base units. Inset sink and mixer tap. Built in oven. Gas hob. Extractor. Plumbing for washing machine. French doors to access conservatory.

CONSERVATORY

11'1 (max) x 10'6 (max) (3.35m'0.30m (max) x 3.05m'1.83m (max))
Door to rear of property

FIRST FLOOR:

LANDING:

BEDROOM

14'1 (max) x 11'9 (max) (4.27m'0.30m (max) x 3.35m'2.74m (max))
Radiator

BEDROOM

Radiator.

BATHROOM

7'1 (max) x 5.0 (max) (2.16m (max) x 1.52m.0.00m (max))
Panelled bath. Low level WC. Pedestal wash basin. Heated towel rail.

OUTSIDE

This property is pavement fronted with an enclosed courtyard area to the rear.

TENURE

Leasehold

COUNCIL AND TAX BAND:

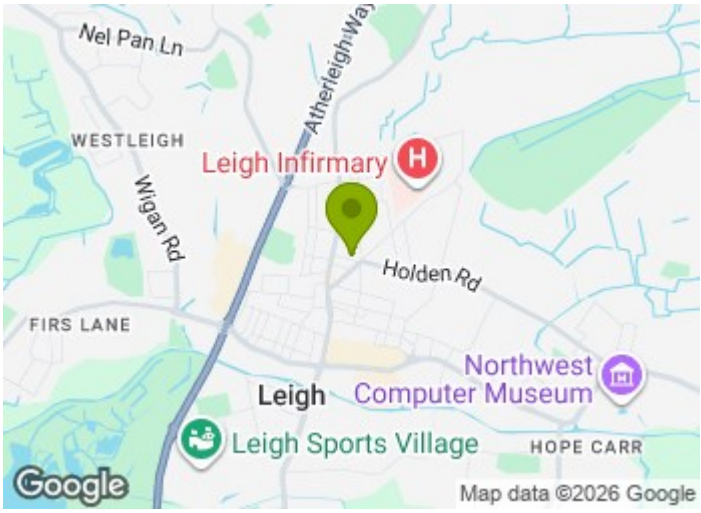
Wigan Borough Council Band A

VIEWING

By appointment with the agents overleaf.

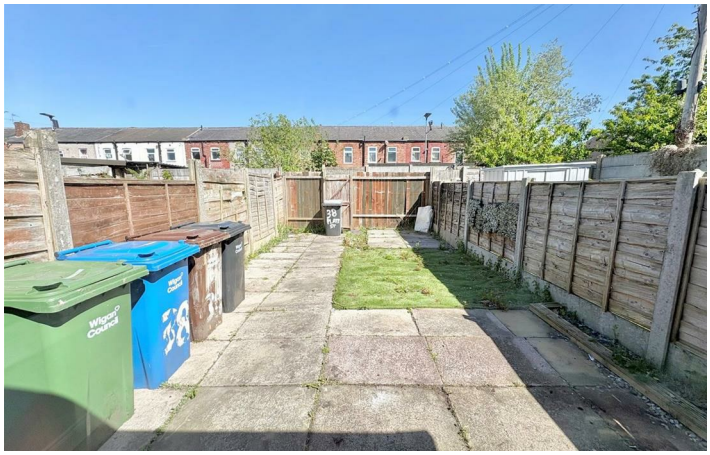
PLEASE NOTE

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.

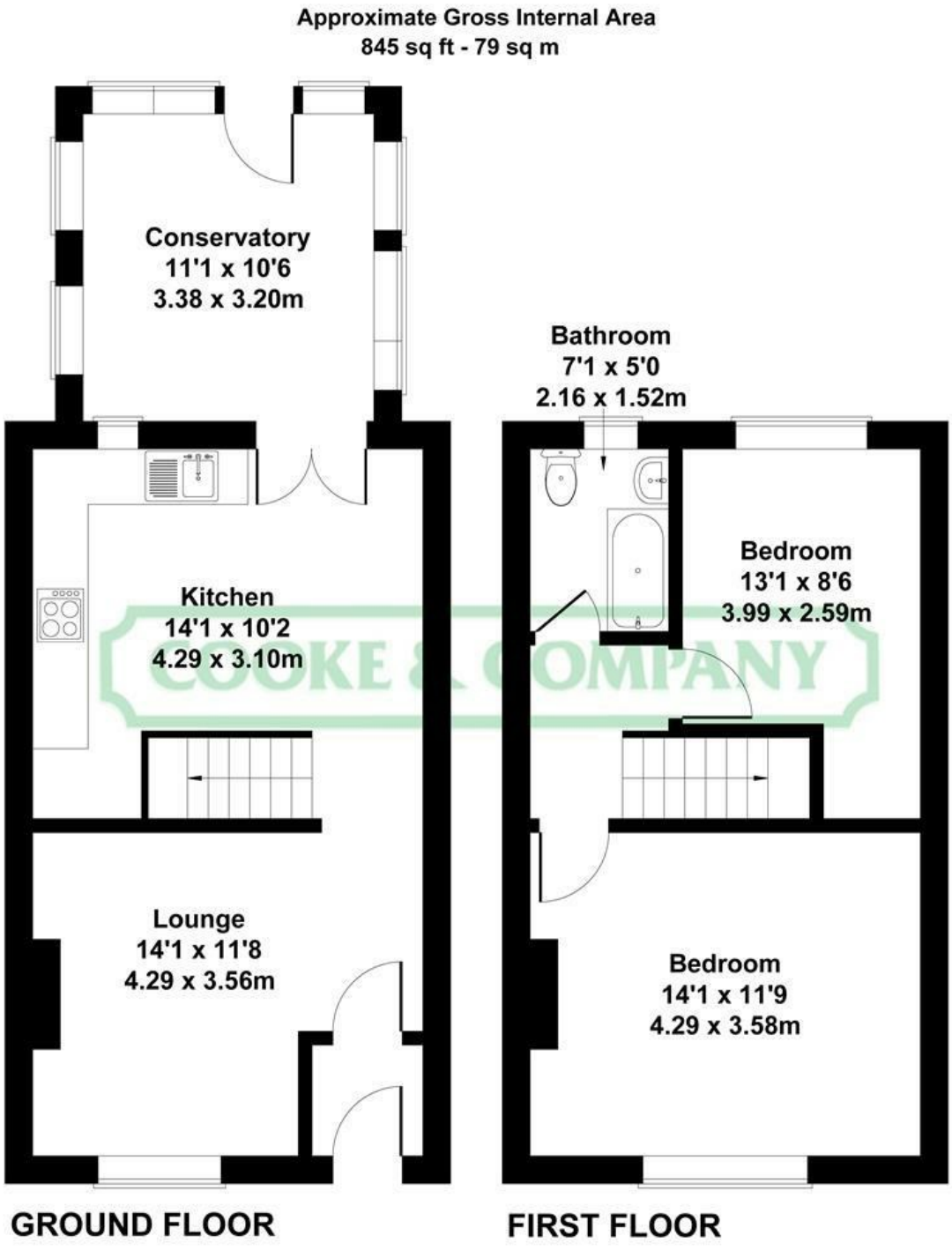


Directions

WN7 1NA


Wigan Council

Floor Plan



Not to Scale. Produced by The Plan Portal 2026
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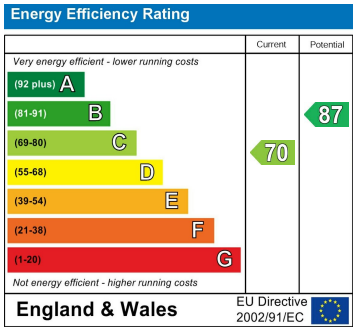
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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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