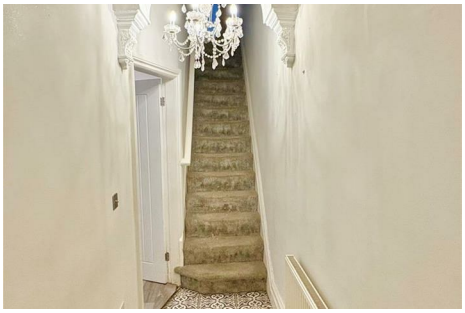
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Wilkinson Street, Leigh

Situated in a very popular area with good access to the town centre and local schools and amenities is this larger than average bay fronted mid-terrace property with 4 bedrooms offering beautifully presented and tastefully decorated living accommodation throughout

Asking Price £169,950

11 Wilkinson Street

Leigh, WN7 4DQ

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- VIEWING HIGHLY RECOMMENDED
- LARGER THAN AVERAGE MID TERRACE PROPERTY

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

GROUND FLOOR :

ENTRANCE HALLWAY
Feature tiled flooring. Period cornice archway and deep coving. Radiator.

LOUNGE
13'8 (max) x 11'4 (max) (4.17m (max) x 3.45m (max)) Bay window. Fireplace. TV Point. Laminate flooring.

DINING ROOM
13'10 (max) x 11'11 (max) (4.22m (max) x 3.63m (max)) Attractive fireplace and surround. Laminate flooring. Under stairs storage area.

KITCHEN
14'11 (max) x 8'5 (max) (4.55m (max) x 2.57m (max)) Fully fitted with base units and wall cupboards. Oven and hob. Inset sink with mixer tap. Plumbing for washing machine. Attractive floor tiling. Door to outside.

FIRST FLOOR:

LANDING
Loft access.

BEDROOM
14'0 (max) x 9'9 (max) (4.27m (max) x 2.97m (max)) Period Cast Iron fireplace. Radiator.

BEDROOM
13'6 (max) x 7'11 (max) (4.11m (max) x 2.41m (max)) Period Cast Iron fireplace. Radiator.

BEDROOM
9'11 (max) x 7'1 (max) (3.02m (max) x 2.16m (max)) Radiator.

BEDROOM
10'3 ((max) x 4'9 (max) (3.12m ((max) x 1.45m (max)) Radiator.

BATHROOM
Freestanding bath with claw feet. High level WC. Wash hand basin. Period style heated towel radiator. Half tiled walls and ceramic tiled floor.

OUTSIDE:

GARDENS
The property is garden fronted with a private courtyard style area to the rear.

TENURE
Leasehold

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 4DQ



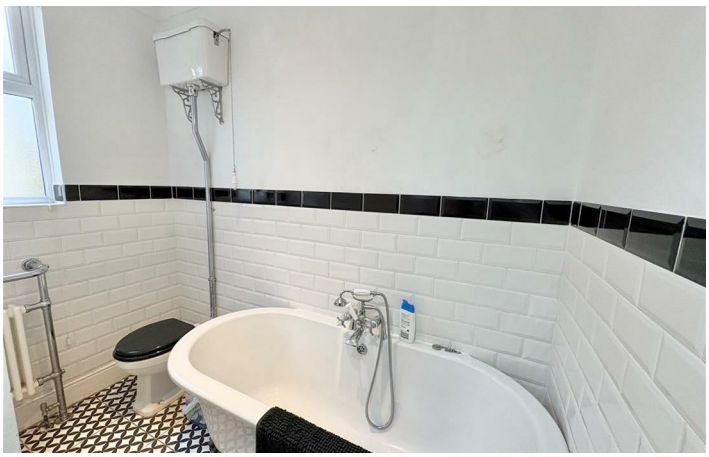








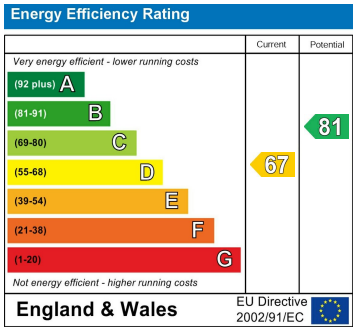




Floor Plan



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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