COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









William Street, Leigh

Situated in a popular location with good access to the town centre and close to the guided busway is this very attractive pavement fronted mid terrace property with three bedrooms offering ideal first-time accommodation with an enclosed courtyard style area to the rear

Asking Price £145,000

9 William Street

Leigh, WN7 2RN

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- SITUATED IN A POPULAR LOCATION
- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED
- AMPLE STREET PARKING
- IDEAL HOME FOR A FIRST TIME BUYER
- EASY ACCESS TO THE GUIDED BUSWAY

In further detail the property includes:- On the ground floor: Entrance, lounge, dining room and kitchen. Whilst on the first floor there are three bedrooms, one of which is currently used as a dressing room and a family bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR:

LOUNGE
14'7 (max) x 12'8 (max) (4.45m (max) x 3.86m (max))
Radiator. Built in storage cupboard

DINING ROOM
8'8 (max) x 8'7 (max) (2.64m (max) x 2.62m (max))
French doors. Radiator

KITCHEN
9'4 (max) x 8'4 (max) (2.84m (max) x 2.54m (max))
Fitted with wall cupboards and base units. Sink unit with mixer tap. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM
12'2 (max) x 9'2 (max) (3.71m (max) x 2.79m (max))
Radiator.

BEDROOM
11'9 (max) x 5'8 (max) (3.58m (max) x 1.73m (max))
Radiator.

BEDROOM/DRESSING ROOM
8'9 (max) x 4'5 (max) (2.67m (max) x 1.35m (max))
Radiator. Wooden flooring .

BATHROOM
Panelled bath with shower fitment. Shower screen Pedestal wash hand basin. Low level WC. Part tiled walls. Heated towel rail.

OUTSIDE:
The property is pavement fronted with street parking and has a private paved enclosed courtyard style area to the rear.

TENURE
Leasehold

VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX
Council Tax Band A

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.

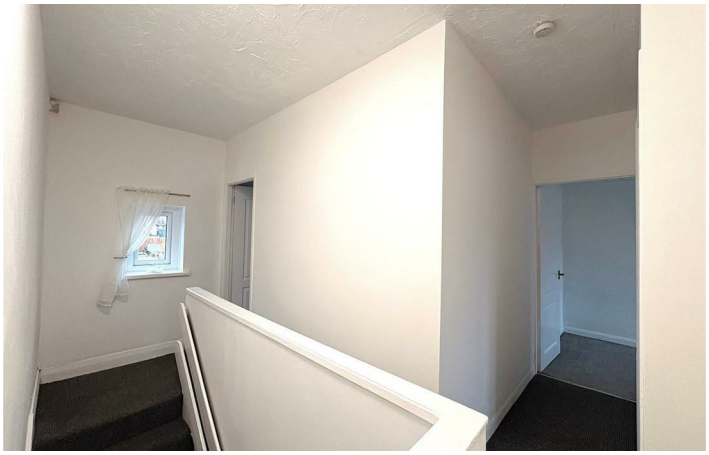


Directions

WN7 2RN











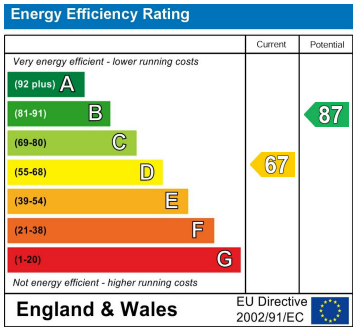






Floor Plan

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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