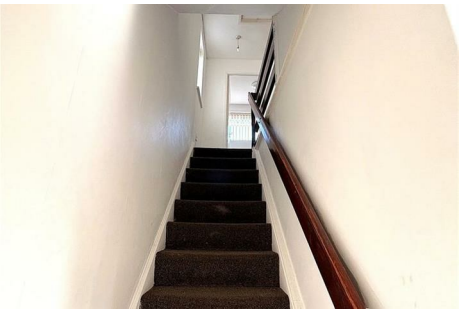
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Poplar Street, Leigh

Situated in a well-established location
and positioned at the end of a quiet mews,
is this well-presented three-bedroom property
offering comfortable and versatile accommodation
with the benefit of two allocated parking spaces,
conveniently accessed from Newlands Road.

Asking Price £149,950

12 Poplar Street

Leigh, WN7 4HL

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- IDEAL HOME FOR FAMILIES OR A FIRST TIME BUYER
- SITUATED IN A WELL ESTABLISHED LOCATION
- VIEWING HIGHLY RECOMMENDED

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

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

14'2 (max) x 12'7 (max) (4.32m (max) x 3.84m (max))

Radiator. TV point. Fire surround

DINING KITCHEN

15'6 (max) x 8'9 (max) (4.72m (max) x 2.67m (max))

Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Oven. Gas hob. Extractor hood. Plumbing for washing machine. Radiator. French doors to rear

FIRST FLOOR:

LANDING

Loft access

BEDROOM

12'7 (max) x 8'9 (max) (3.84m (max) x 2.67m (max))

Radiator.

BEDROOM

10'5 (max) x 8'7 (max) (3.18m (max) x 2.62m (max))

Radiator.

BEDROOM

9'4 (max) x 8'7 (max) (2.84m (max) x 2.62m (max))

Radiator

BATHROOM

Panelled bath with overhead shower fitment. Shower screen. Pedestal wash hand basin. Low level WC.

OUTSIDE:

The property is garden fronted and accessed via an entrance pathway. To the rear is a fully paved courtyard style area. The property benefits from two private parking spaces/driveway accessed via Newlands Road to the side of the property - this separate land in registered and on the deeds.

TENURE

Freehold

COUNCIL TAX

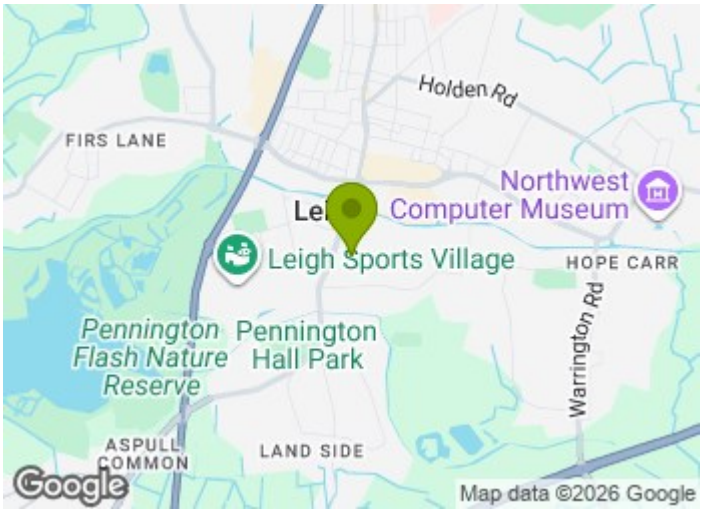
Council Tax Band A

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.

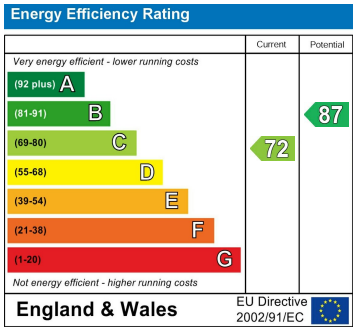


Directions

WN7 4HL

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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