COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Prescott Street, Leigh

Situated in an established location
with good access to the Town Centre and local schools
is this very spacious pavement fronted end of terrace property offering
well-presented and modern living accommodation over two floors
with three bedrooms and an enclosed area to the rear

Asking Price £160,000

3 Prescott Street

Leigh, WN7 1RG

3 1 1 C

- VIEWING HIGHLY RECOMMENDED
- WELL ESTABLISHED AND POPULAR LOCATION

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 family bathroom/WC. The property is heated with gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

14'10 (max) x 13'9 (max) (4.52m (max) x 4.19m (max))
Radiator. TV point

KITCHEN/DINING ROOM

22'8 (max) x 15'0 (max) (6.91m (max) x 4.57m (max))
Fully fitted with base units and wall cupboards. Sink unit with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Breakfast island with seating. TV point. Modern radiator. Double doors to outside.

FIRST FLOOR:

LANDING

BEDROOM

15'0 (max) x 13'9 (max) (4.57m (max) x 4.19m (max))
Fitted wardrobes. Radiator. TV point

BEDROOM

11'11 (max) x 10'3 (max) (3.63m (max) x 3.12m (max))
Radiator.

BEDROOM

8'10 (max) x 6'5 (max) (2.69m (max) x 1.96m (max))
Radiator

BATHROOM

Shower cubicle. Panelled bath. Built in vanity wash basin with storage. Low level WC. Fully tiled.

OUTSIDE:

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

TENURE

Leasehold

COUNCIL TAX

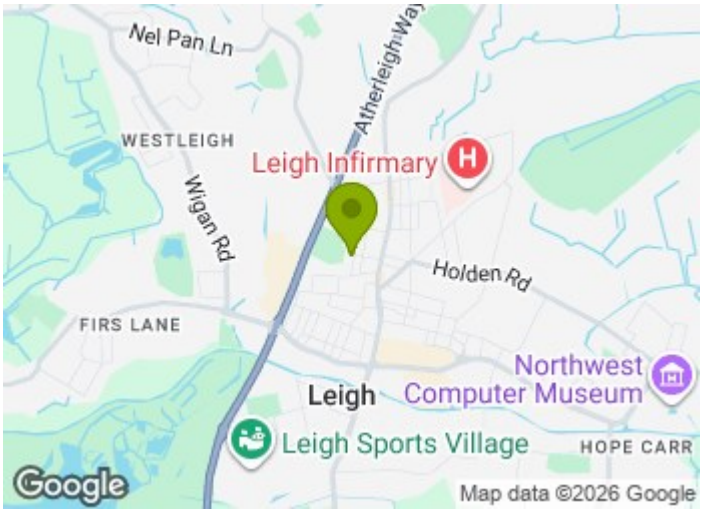
Council Tax Band B

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.
surveyor.



Directions

WN7 1RG









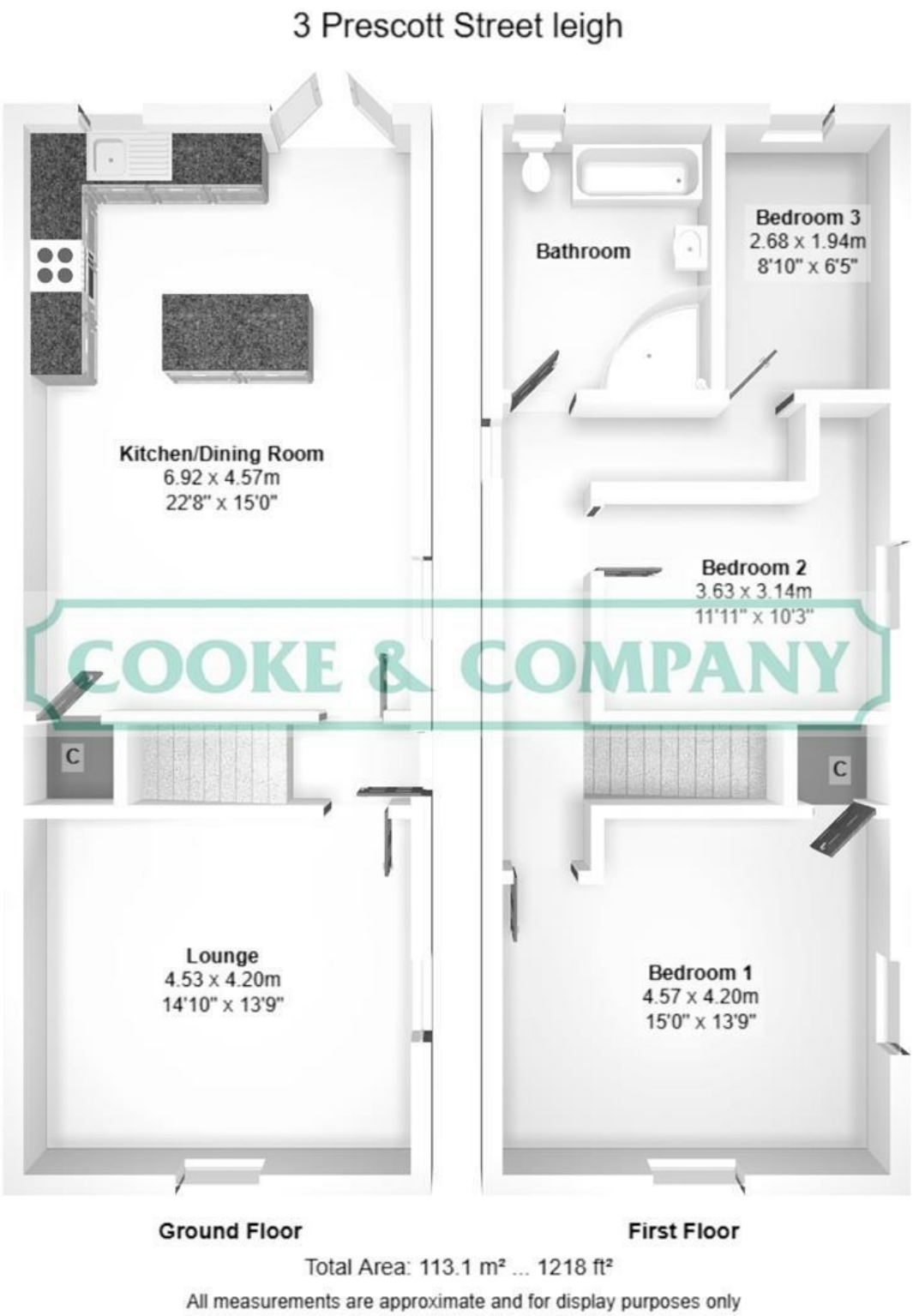








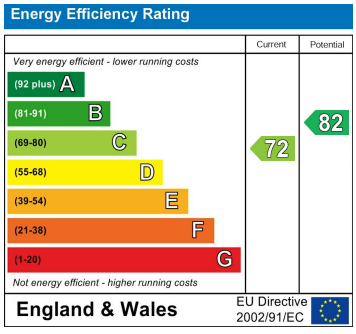
Floor Plan



Total Area: 113.1 m² ... 1218 ft²

All measurements are approximate and for display purposes only

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.



Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk