

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Farnworth Street, Leigh

Situated in a popular location  
is this two bed semi-detached mews style  
property with a garden to the front and a large enclosed courtyard  
style area to the rear with convenient access to the town centre

IDEAL HOME FOR A FIRST TIME BUYER

**Asking Price £159,995**

# 6 Farnworth Street

Leigh, WN7 2BL



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

### LOUNGE

15'7 (max) x 12'3 (max) (4.57m'2.13m (max) x 3.66m'0.91m (max) )  
Feature fire and surround. TV point.  
Radiator.

### DINING/KITCHEN

12'1 (max) x 8'8 (max) (3.66m'0.30m (max) x 2.44m'2.44m (max))  
Fitted with wall units and base cupboards.  
Sink unit with mixer tap. Oven, hob and  
extractor fan. Plumbing for washing  
machine. Door to rear of property..

## FIRST FLOOR:

### LANDING

### BEDROOM

12'2 (max) x 8'5 (max) (3.66m'0.61m (max) x 2.44m'1.52m (max) )  
Radiator.

### BEDROOM

12'2 (max) x 7'3 (max) (3.66m'0.61m (max) x 2.13m'0.91m (max))  
Radiator.

### SHOWER ROOM

9'2 (max) x 4'7 (max) (2.74m'0.61m (max) x 1.22m'2.13m (max))  
Large shower. Vanity wash basin with  
storage. Low level WC. Heater towel  
radiator. Tiled floor.

## OUTSIDE:

### GARDENS

The property is approached by a pathway  
and has a garden to the front which is  
mainly laid to lawn with a large enclosed  
courtyard style area to the rear.

## TENURE

Leasehold

## COUNCIL TAX

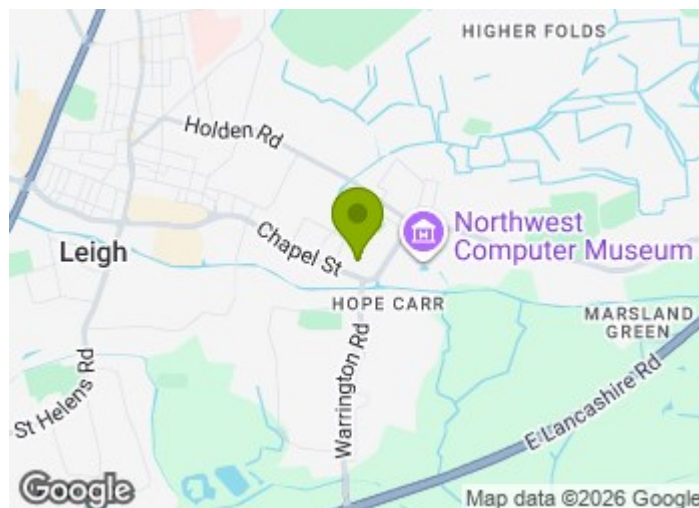
Council Tax Band A

## 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

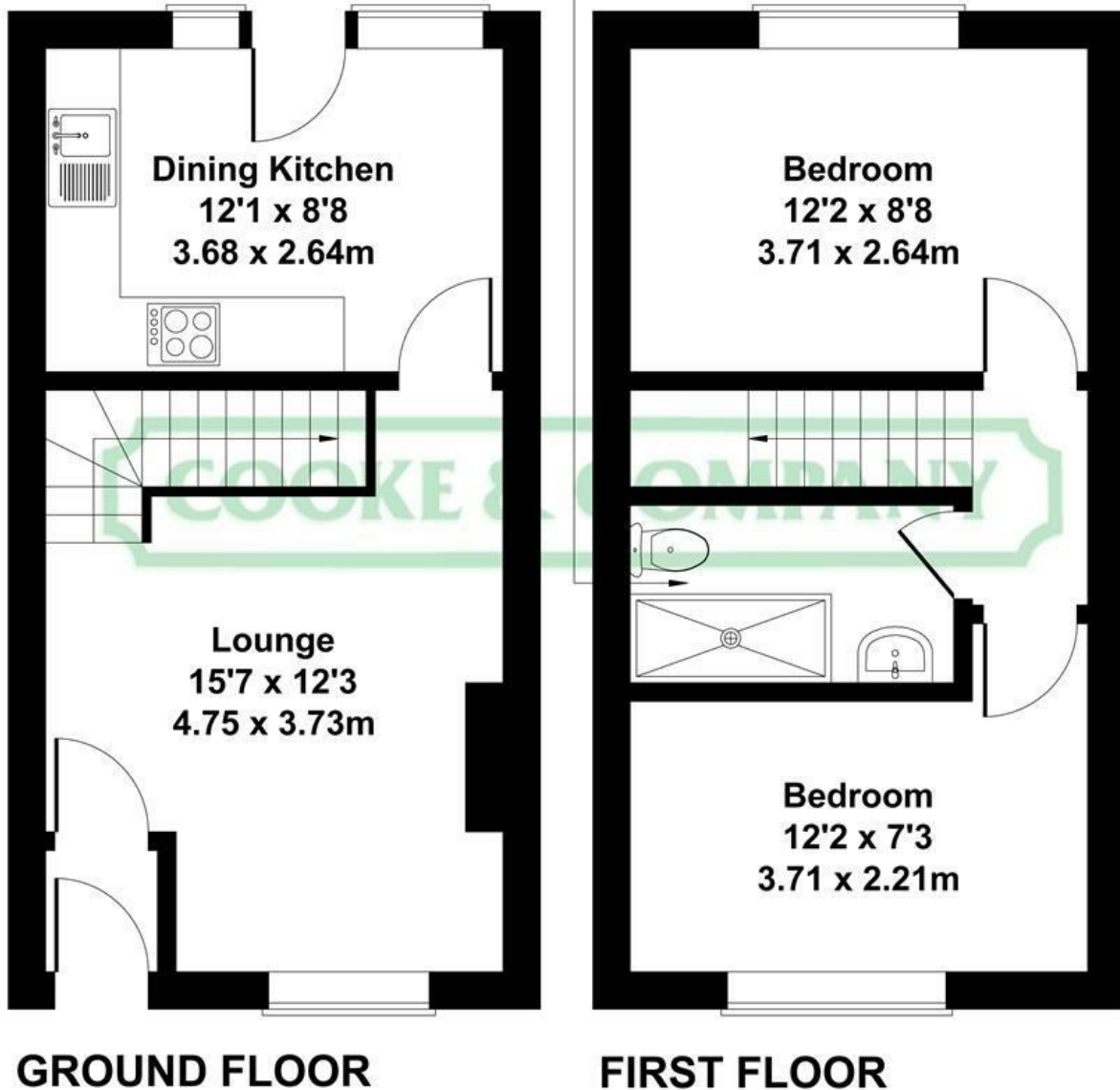
WN7 2BL



## Floor Plan

Approximate Gross Internal Area  
606 sq ft - 56 sq m

Shower Room  
9'2 x 4'7  
2.79 x 1.40m



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative 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 firm's 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](mailto:info@cookeandcompany.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	