

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Organ Street, Leigh

Situated with good access to the retail park and town centre is this fully modernised to excellent standard two bedroom garden fronted mid terrace property offering refurbished/contemporary and spacious living over two floors with enclosed courtyard style area to the rear

(MUST BE VIEWED – FULLY MODERNISED – EXCELLENT FIRST TIME HOME)

Asking Price £159,950

60 Organ Street

Leigh, WN7 4DS



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

13'9 (max) x 11'2 (max) (3.96m'2.74m (max) x 3.35m'0.61m (max))

Radiator.

KITCHEN

14'8 (max) x 10'2 (max) (4.27m'2.44m (max) x 3.05m'0.61m (max))

Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Radiator. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM FRONT

15'2 (max) x 10'7 (max) (4.57m'0.61m (max) x 3.05m'2.13m (max))

Radiator.

BEDROOM REAR

9'7 (max) x 7'1 (max) (2.74m'2.13m (max) x 2.13m'0.30m (max))

Radiator.

BATHROOM

10'2 (max) x 7'2 (max) (3.05m'0.61m (max) x 2.13m'0.61m (max))

Radiator.

OUTSIDE:

The property is garden fronted with an enclosed courtyard style to the rear.

TENURE

Leasehold.

COUNCIL TAX BAND

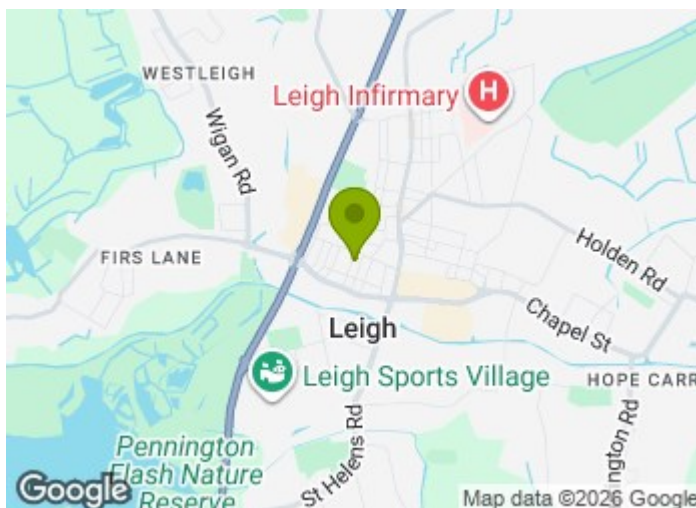
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VIEWING

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

Sat Nav Ref: wn7 4Ds

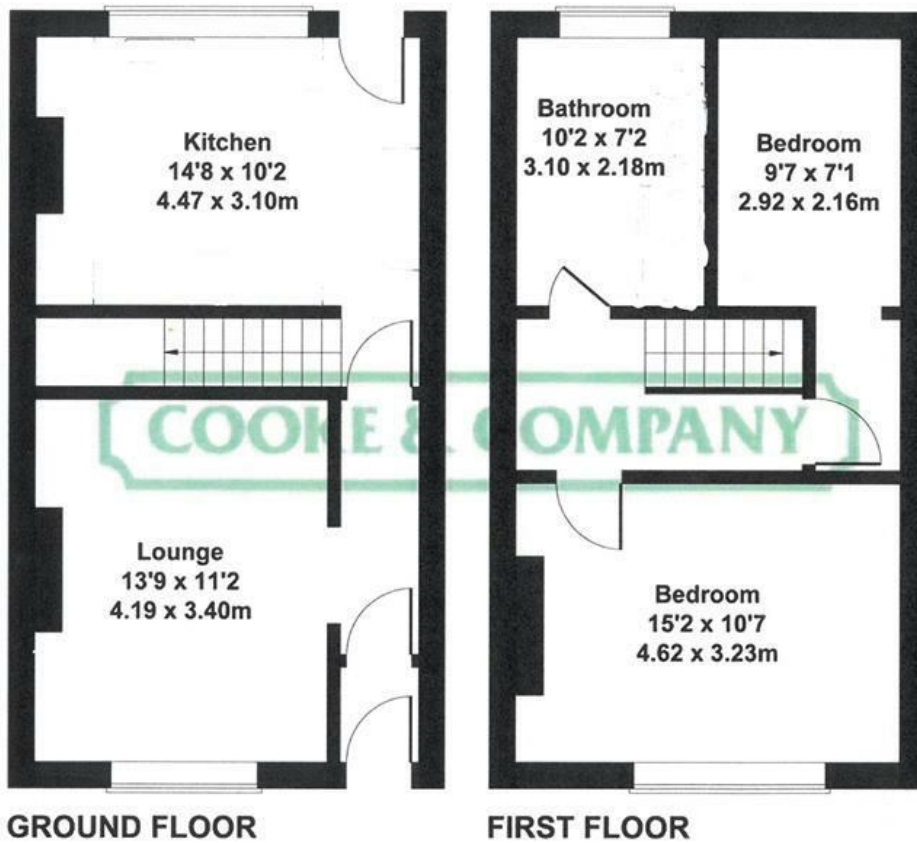


Floor Plan

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Approximate Gross Internal Area
805 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

<https://alto-live.s3.amazonaws.com/f47oT0z1mb5x3len7srPdAx-Erc/-sv8HdGI9Q-eeuve-hUce8pHIHo/Floorplan/f3/zdlKkUL2Ekq-x89Yqj8oKg.jpg>

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	89
(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	

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