

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Widdows Street, Leigh

Situated in a popular residential area is this very attractive pavement fronted mid terraced property with two bedrooms and dressing area offering well-proportioned and presented living accommodation throughout and convenient access to the town centre, local schools and public transport routes

**Asking Price £150,000**

# 27 Widdows Street

Leigh, WN7 2AE



- IDEAL HOME FOR A FIRST TIME BUYER
- NEW CENTRAL HEATING/PLUMBING SYSTEM
- NEW QUALITY CARPETS THROUGHOUT
- VIEWING HIGHLY RECOMMENDED
- NOT OVERLOOKED TO THE REAR
- VENDOR ADVISES GAS & ELECTRICAL SAFETY CERTIFICATES ARE AVAILABLE ON REQUEST
- HOUSE REWIRED
- NEW ASPHALT FLOORING THROUGHOUT GROUND FLOOR

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE:

### LOUNGE

14'8 (max) x 13'3 (max) (4.27m'2.44m (max) x 3.96m'0.91m (max) )

Feature fire and surround. New radiator. TV point

### KITCHEN/DINING ROOM

14'8 (max) x 10'1 (max) (4.27m'2.44m (max) x 3.05m'0.30m (max))

New Modern kitchen. Fitted with base units and wall cupboards. Electric Oven, induction hob and extractor hood. Inset sink with mixer tap. Includes new integrated washing machine and fridge freezer. Understairs storage area. New radiator. Door to outside

### CLOAKROOM/WC

Low level WC

## FIRST FLOOR:

### LANDING:

### BEDROOM

14'8 (max) x 10'6 (max) (4.27m'2.44m (max) x 3.05m'1.83m (max))

New radiator.

### BEDROOM

10'3 (max) x 7'1 (max) (3.05m'0.91m (max) x 2.13m'0.30m (max) )

New radiator.

### DRESSING BEDROOM

10'3 (max) x 7'3 (max) ( 3.05m'0.91m (max) x 2.13m'0.91m (max))

### BATHROOM

Panelled bath with overhead shower fitment. Shower screen. Pedestal hand wash basin. Low level WC. New radiator. Part tiled walls.

## OUTSIDE:

## GARDENS

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

## COUNCIL TAX

Council Tax Band A

## TENURE

Leasehold

## VIEWING

By appointment with the agents as overleaf.

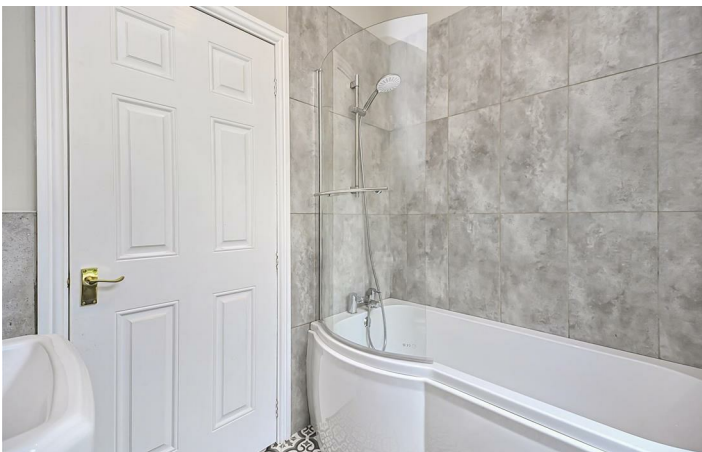
## PLEASE NOTE

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



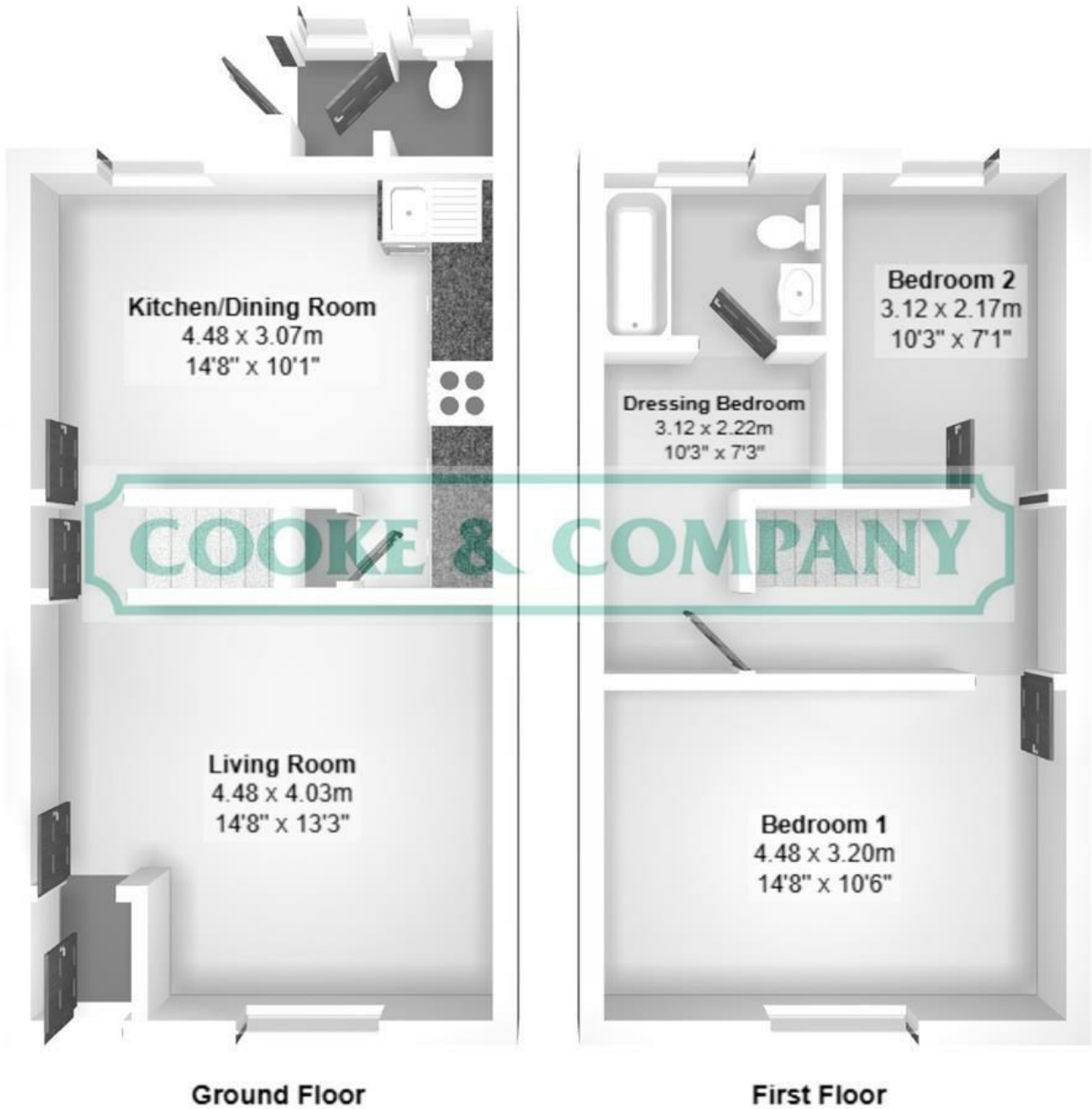
## Directions

WN7 2AE



## Floor Plan

27 Widdows Street, Leigh



Total Area: 76.4 m<sup>2</sup> ... 822 ft<sup>2</sup>  
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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	83
(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	