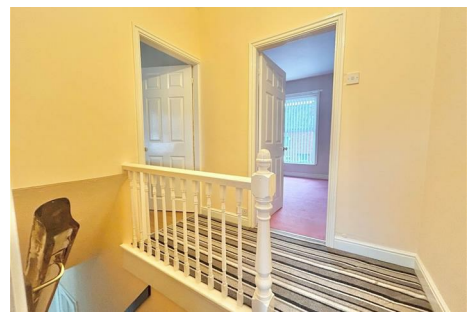


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Organ Street, Leigh

Situated in a popular location and within a short walk to the Town Centre and access to public transport is this well proportioned garden fronted mid terrace property with two bedrooms offering an ideal first home

Offers Around £130,000

58 Organ Street

Leigh, WN7 4DS



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'8 (max) x 13'9 (max) (4.27m'2.44m (max) x 3.96m'2.74m (max))

Fireplace with wood burner. TV Point. Radiator.

DINING KITCHEN

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

Fitted with base and wall cupboards. Inset sink with mixer tap. Plumbing for washing machine. Door to rear.

FIRST FLOOR:

LANDING

BEDROOM

14'9 (max) x 10'9 (max) (4.27m'2.74m (max) x 3.05m'2.74m (max))

Radiator. Feature fire surround.

BEDROOM

16'5 (max) x 7'3 (max) (4.88m'1.52m (max) x 2.13m'0.91m (max))

Radiator.

BATHROOM

10'2 (max) x 7'3 (max) (3.05m'0.61m (max) x 2.13m'0.91m (max))

Panelled bath with shower fitment over bath. Pedestal Wash hand basin. Low level WC. Radiator.

OUTSIDE

The property is garden fronted with a private courtyard style area to the rear.

TENURE

Leasehold

COUNCIL AND TAX BAND

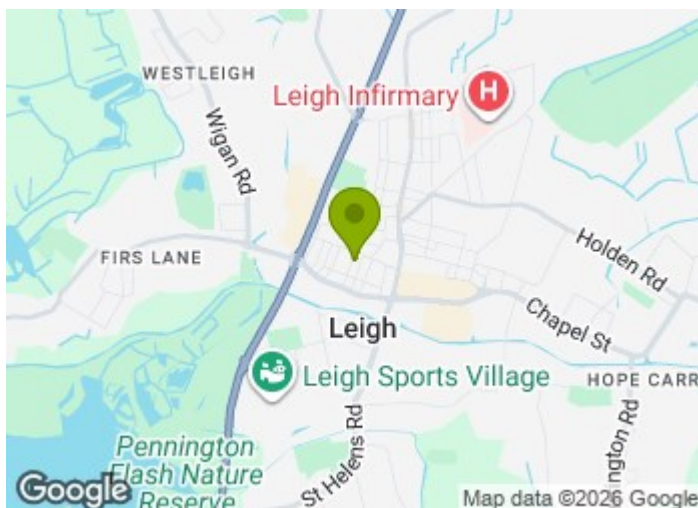
Wigan Council Tax Band A.

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.



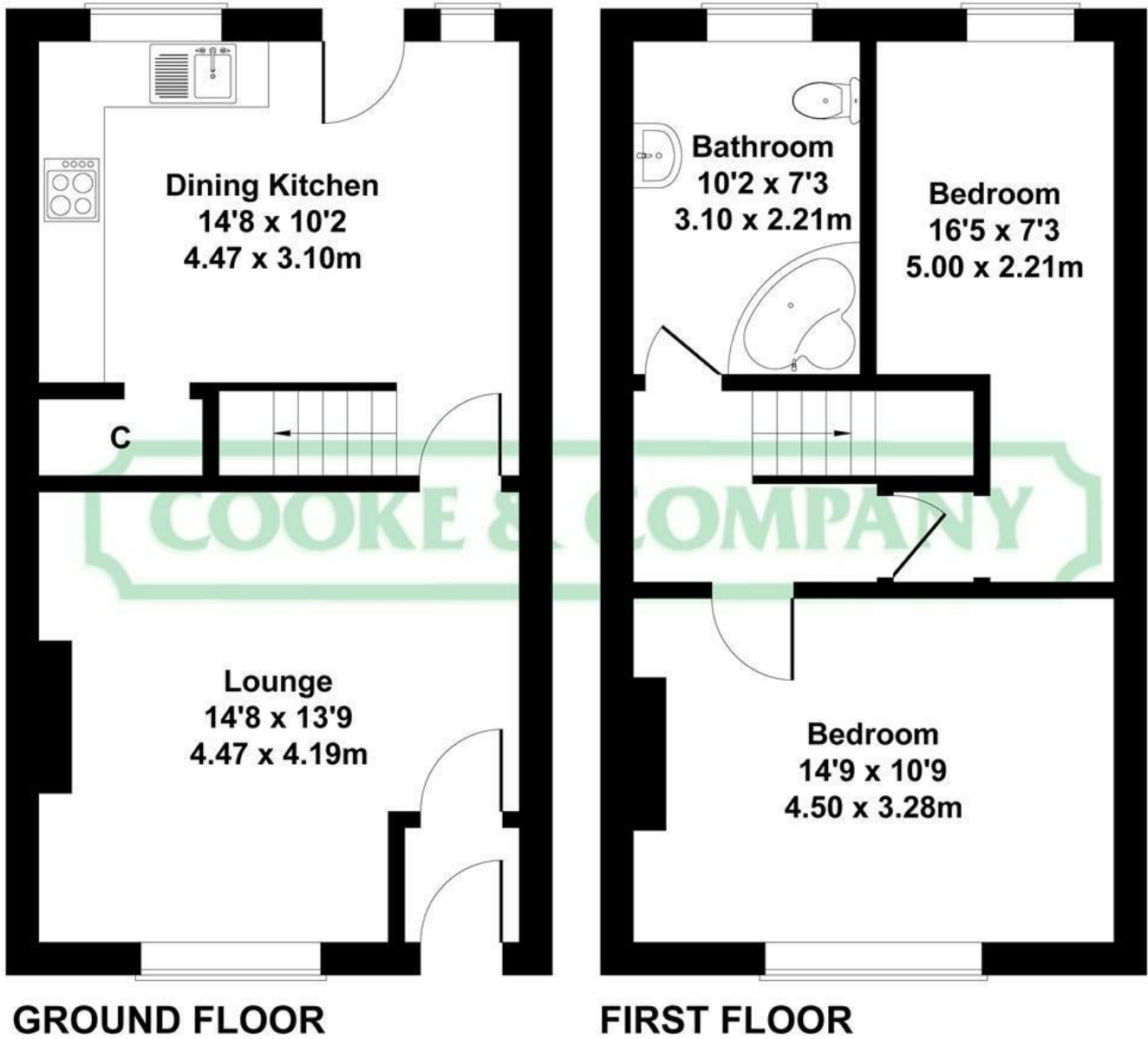
Directions

WN7 4DS



Floor Plan

Approximate Gross Internal Area
807 sq ft - 75 sq m



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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	