COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Cowburn Street, Leigh

Situated in a very popular
and well-established location is this two bedroom
end of terrace home offering good sized accommodation
including an enclosed courtyard style area to the rear
all within walking distance of the Parsonage Retail Park

Asking Price £119,950

6 Cowburn Street

Leigh, WN7 5BA

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- SITUATED IN A WELL ESTABLISHED LOCATION
- IDEAL HOME FOR A FIRST TIME BUYER
- VIEWING RECOMMENDED

In further detail the property includes: Entrance vestibule, lounge and dining kitchen. Whilst on the first floor there are two bedrooms and family bathroom/WC. The property is heated by gas central heating and benefits double glazing throughout.

GROUND FLOOR:

ENTRANCE

LOUNGE
13'2 (max) x 12'9 (max) (4.01m (max) x 3.89m (max))
TV point. Radiator.

DINING KITCHEN
13'4 (max) x 9'4 (max) (4.06m (max) x 2.84m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Oven. Hob. Extractor. Radiator. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM
13'3 (max) x 10'4 (max) (4.04m (max) x 3.15m (max))
Radiator.

BEDROOM
9'5 (max) x 6'7 (max) (2.87m (max) x 2.01m (max))
Radiator.

BATHROOM
9'5 (max) x 6'6 (max) (2.87m (max) x 1.98m (max))
Panelled bath with shower fitment over bath. Low level WC. Pedestal wash basin. Radiator

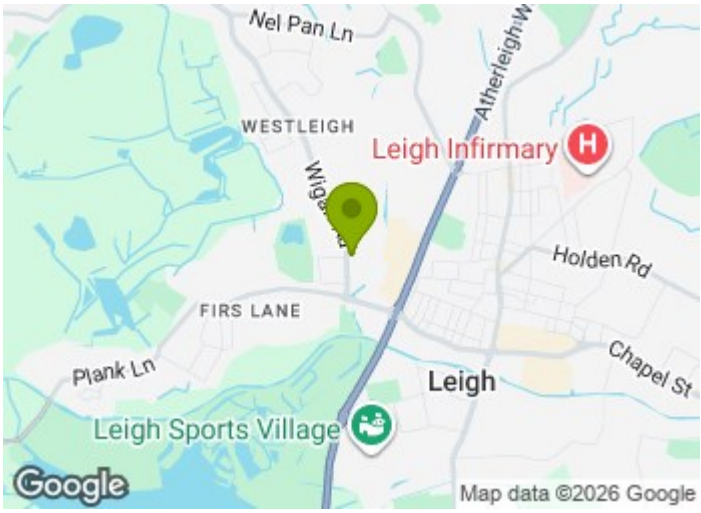
OUTSIDE:
The property is pavement fronted with an enclosed courtyard style area to the rear.

TENURE
Leasehold

VIEWING
By appointment with the agents as overleaf.

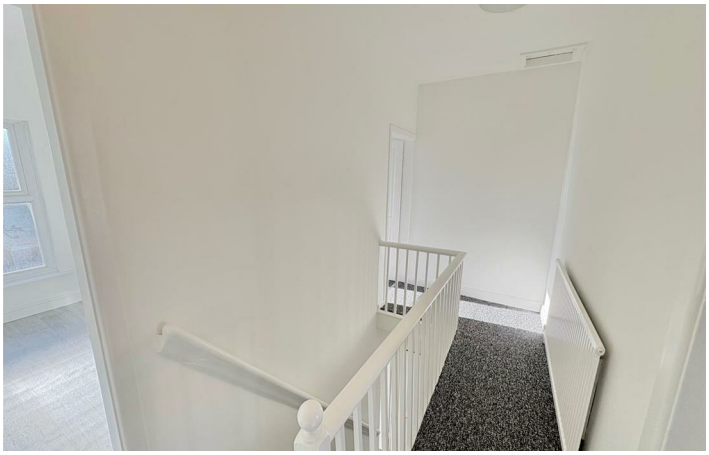
COUNCIL TAX
Council Tax Band A

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 5BA



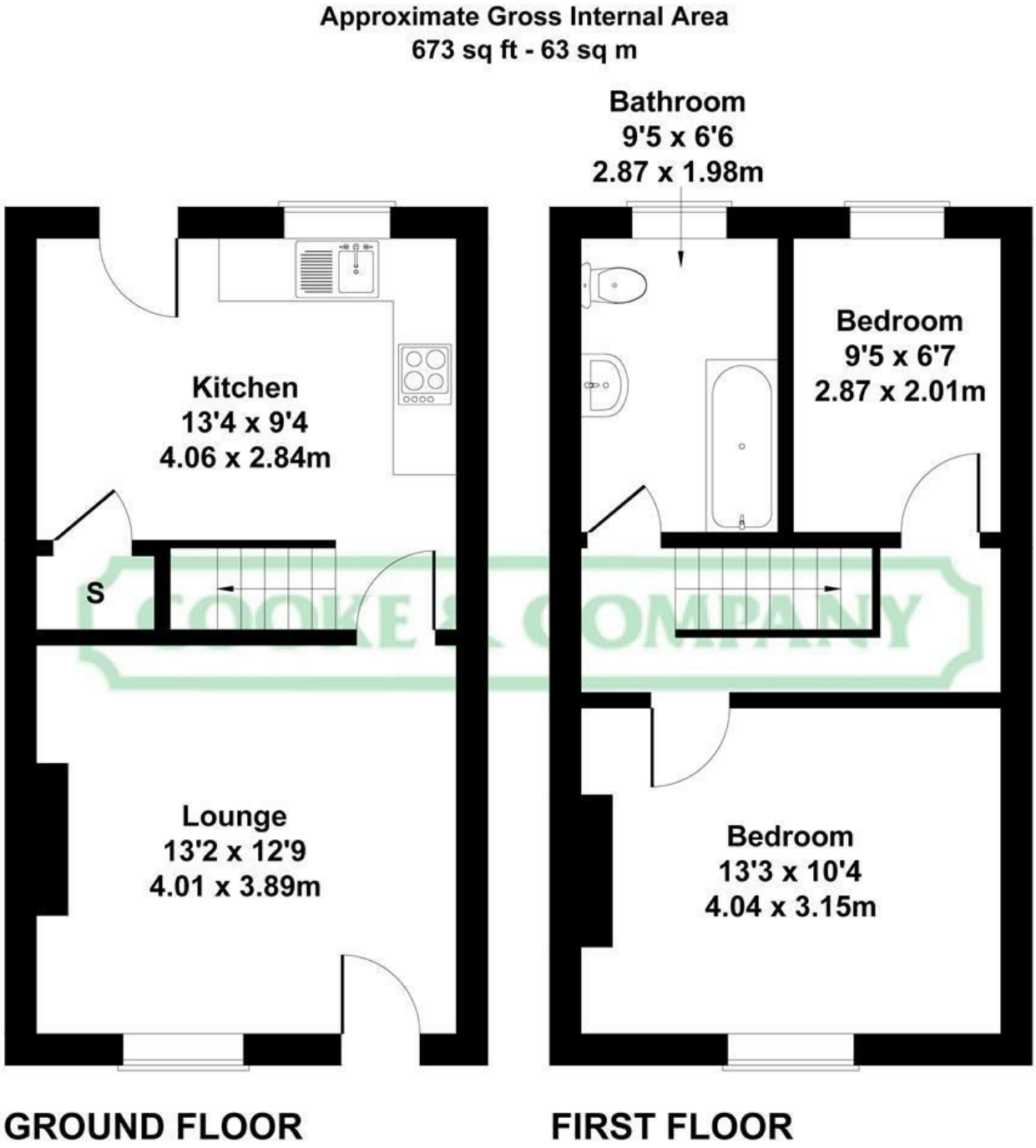




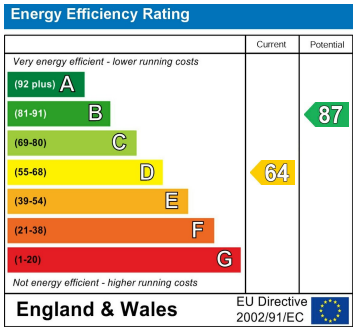




Floor Plan



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.



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