

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Abbey Street, Leigh

Situated in an established area with good access to the Town Centre is this pavement fronted mid terrace property with two bedrooms and an enclosed courtyard style area to the rear

In need of updating

**Asking Price £80,000**

# 3 Abbey Street

Leigh, WN7 1EU



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE:

### LOUNGE

14'4 (max) x 12'0 (max) (4.27m'1.22m (max) x 3.66m'0.00m (max) )

### DINING ROOM

14'2 (max) 10'4 (max) (4.27m'0.61m (max) 3.05m'1.22m (max))  
TV point. Gas fire

### KITCHEN

11'8 (max) x 7'1 (max) ( 3.35m'2.44m (max) x 2.13m'0.30m (max) )  
Fitted with wall cupboards and base units. Oven, hob and extractor. Plumbing for washing machine. Door to outside.

### WC

Low level WC. Wash basin

## FIRST FLOOR:

## LANDING:

### BEDROOM

14'3 (max) x 12'0 (max) (4.27m'0.91m (max) x 3.66m'0.00m (max) )

### BEDROOM

10'5 (max) x 6'7 (max) (3.05m'1.52m (max) x 1.83m'2.13m (max) )

### BATHROOM

7'7 (max) x 6'9 (max) (2.13m'2.13m (max) x 1.83m'2.74m (max) )  
Panelled bath. Pedestal wash hand basin. Low level WC. Tiled walls.

## OUTSIDE

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

## TENURE

Leasehold.

## COUNCIL TAX

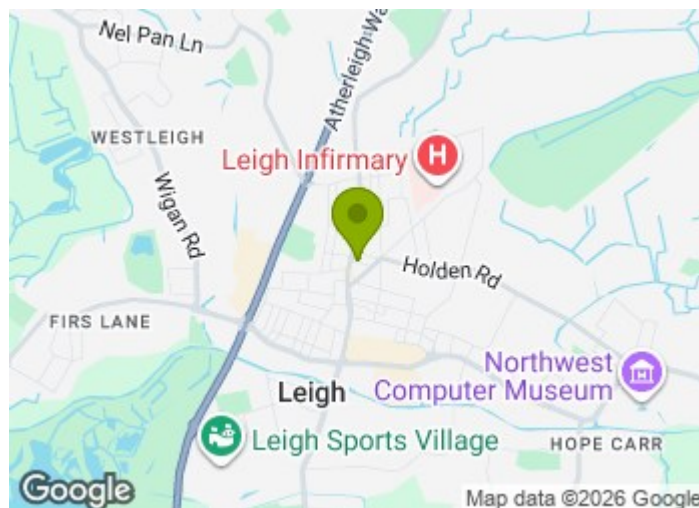
Council Tax Band A

## 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



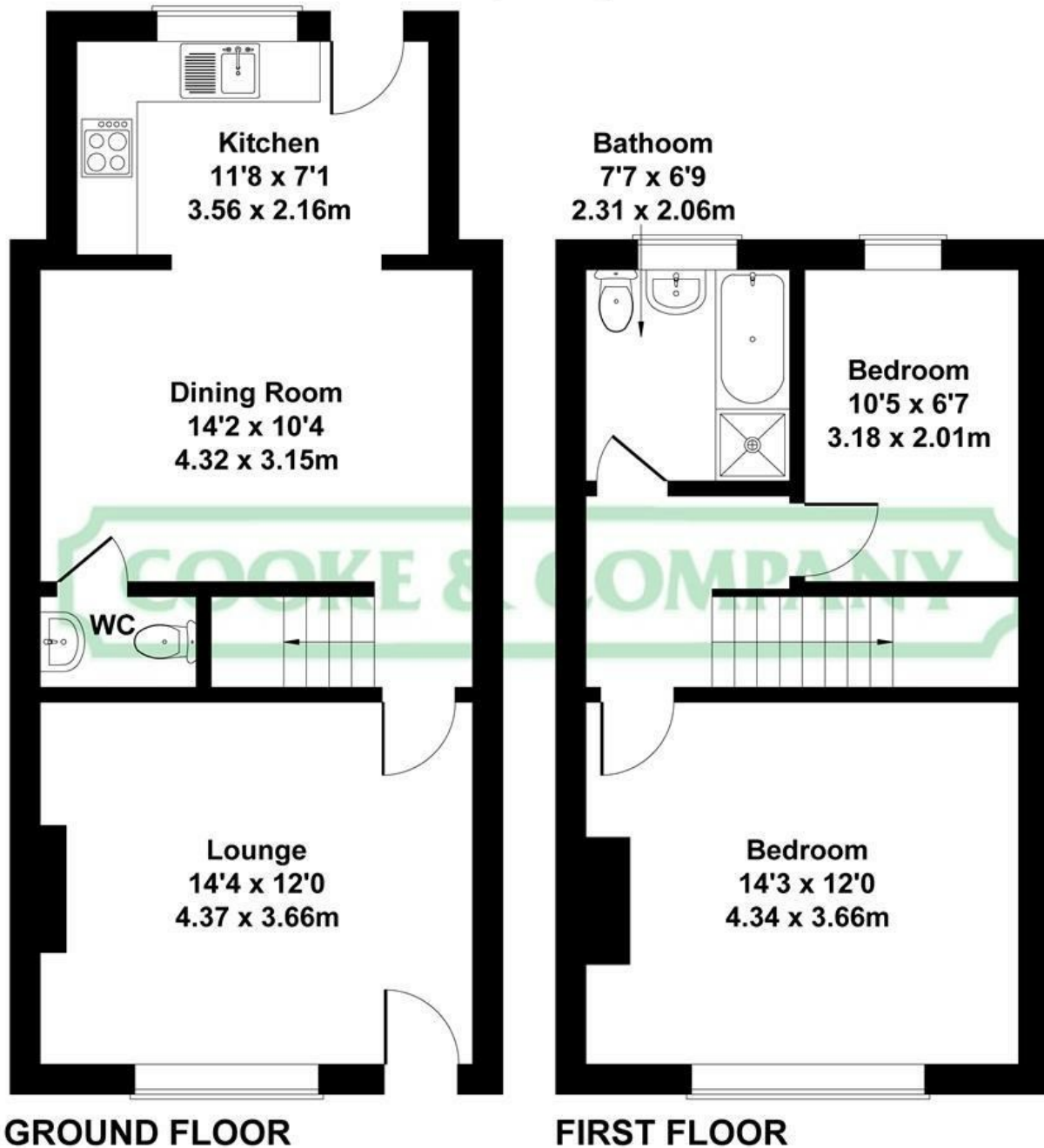
## Directions

WN7 1EU



## Floor Plan

Approximate Gross Internal Area  
843 sq ft - 78 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		87
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	