COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Cowper Street, Leigh

Situated in a very popular and well established location with good access to the Parsonage Retail Park and local schools is this well presented throughout mid terrace property with two bedrooms to include an enclosed area to the rear offering an excellent first-time home

Asking Price £129,950

29 Cowper Street

Leigh, WN7 4ST

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- VIEWING RECOMMENDED
- IDEAL HOME FOR A FIRST TIME BUYER

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

GROUND FLOOR:

ENTRANCE VESTIBUILE

LOUNGE
13'9 (max) x 13'0 (max) (4.19m (max) x 3.96m (max))
Fire surround. TV point.

DINING KITCHEN
13'2 (max) x 10'0 (max) (4.01m (max) x 3.05m (max))
Fully fitted kitchen with wall and base cupboards. Work surfaces. Inset sink unit. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM
13'3 (max) x 10'0 (max) (4.04m (max) x 3.05m (max))
Radiator.

BEDROOM
10'0 (max) x 6'3 (max) (3.05m (max) x 1.91m (max))
Radiator.

BATHROOM
10'0 (max) x 6'6 (max) (3.05m (max) x 1.98m (max))
Roll top bath. Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail. Part tiled walls.

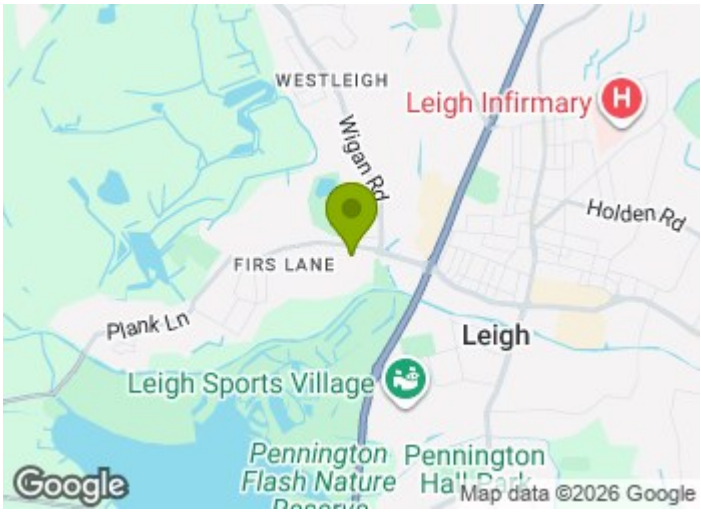
OUTSIDE:
The property is pavement fronted with an enclosed courtyard style area to the rear.

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.



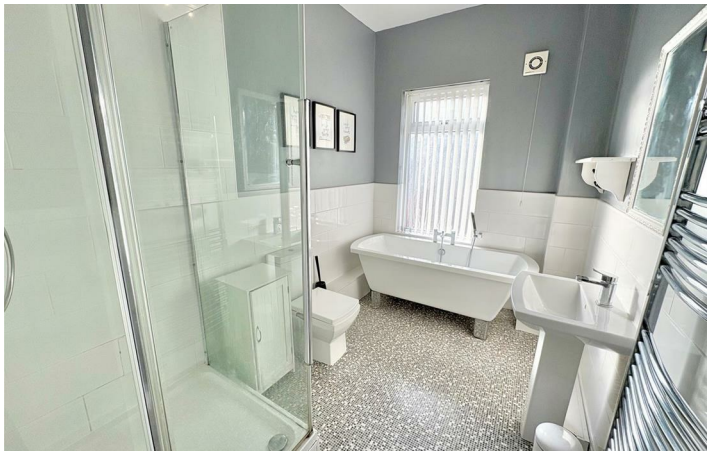
Directions

WN7 4ST





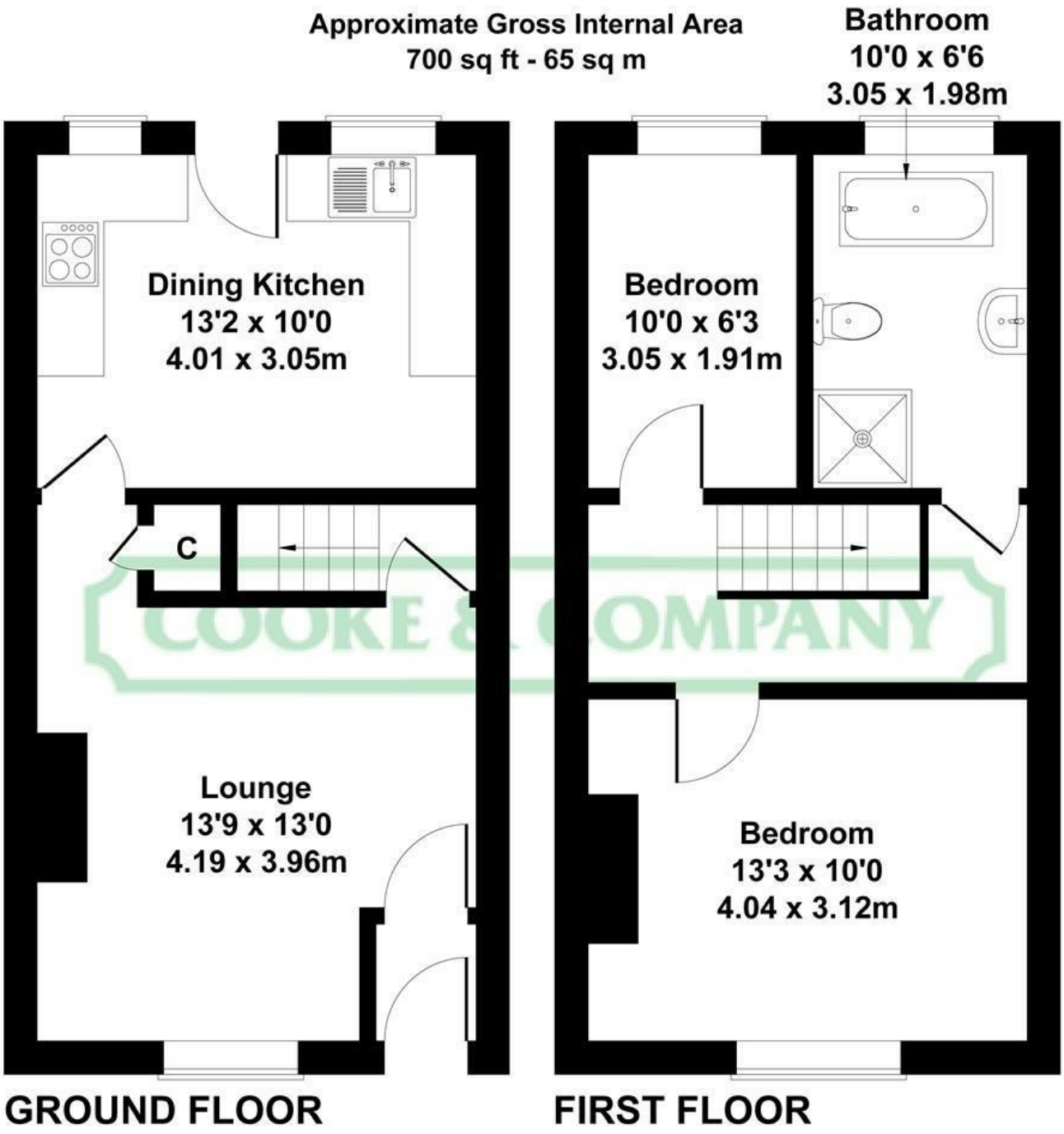








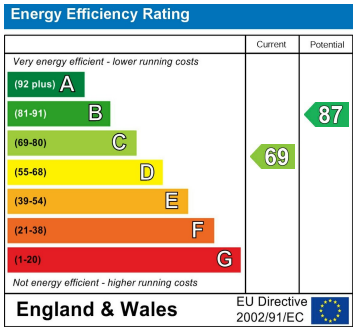
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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