COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Widdows Street, Leigh

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

Asking Price £125,000

51 Widdows Street

Leigh, WN7 2AE

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- IDEAL HOME FOR A FIRST TIME BUYER
- NOT OVERLOOKED TO THE REAR

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

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE
14'8 (max) x 13'2 (max) (4.47m (max) x 4.01m (max))
Fire and surround. TV point

KITCHEN
14'8 (max) x 10'2 (max) (4.47m (max) x 3.10m (max))
Fitted with base units and wall cupboards. Oven, hob and extractor hood. Inset sink with mixer tap. Plumbing for washing machine. Radiator. Door to outside.

FIRST FLOOR:

LANDING:

BEDROOM
14'8 (max) x 10'6 (max) (4.47m (max) x 3.20m (max))
Radiator.

BEDROOM
16'1 (max) x 7'1 (max) (4.90m (max) x 2.16m (max))

BATHROOM
18'2 (max) x 7'4 (max) (5.54m (max) x 2.24m (max))
Corner bath. Pedestal hand wash basin. Low level WC. Radiator. Part tiled walls.

OUTSIDE:

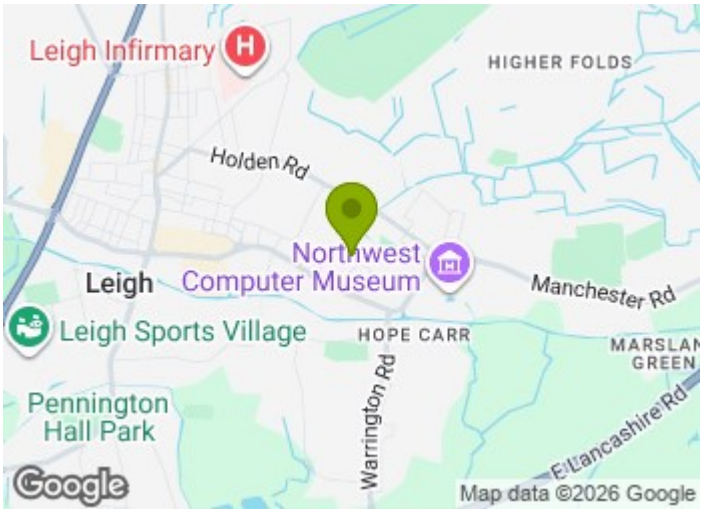
GARDENS
The property is pavement fronted with a private enclosed courtyard area to the rear which is not overlooked.

COUJNCIL TAX
Council Tax Band A

TENURE
Freehold

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

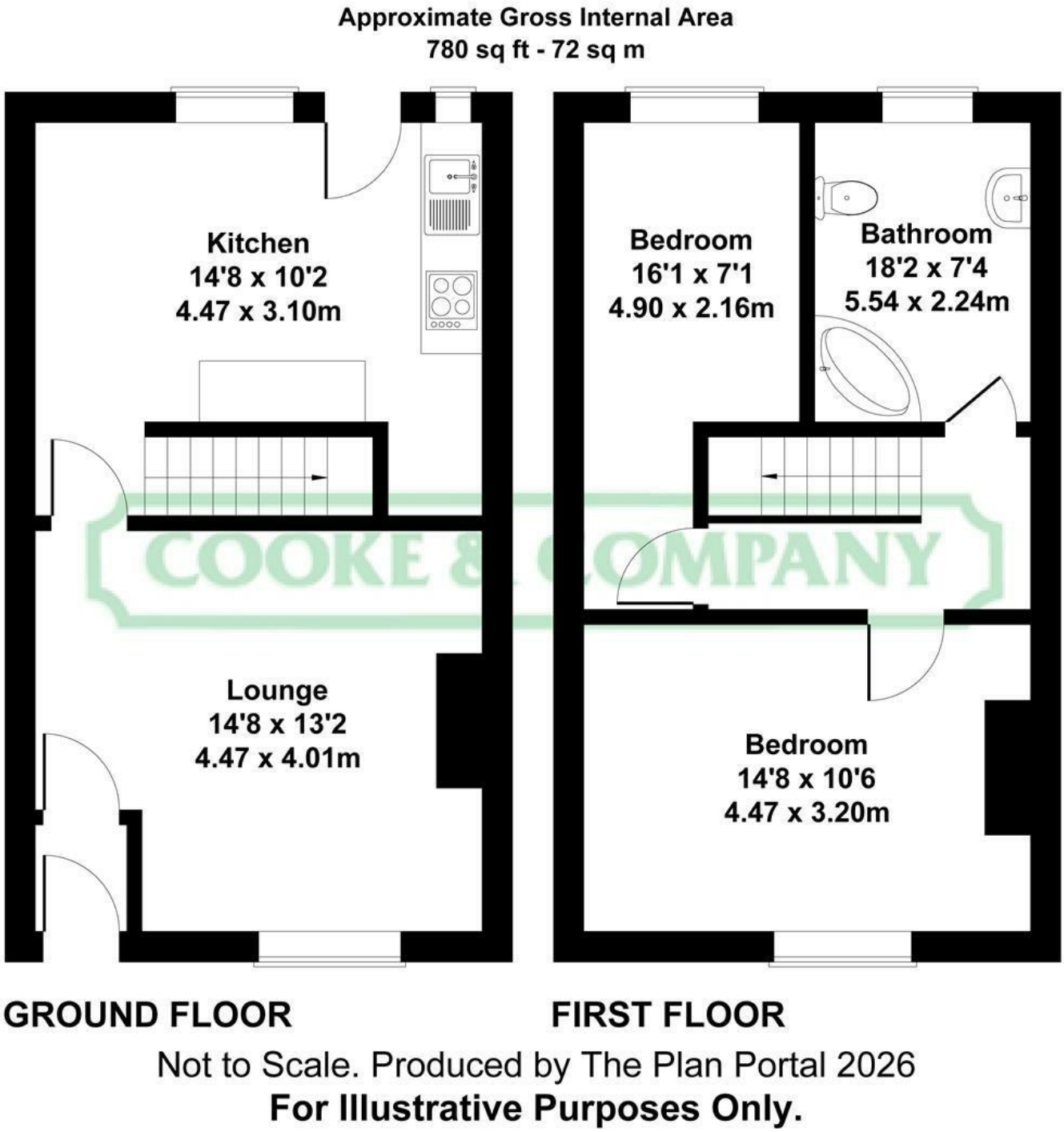
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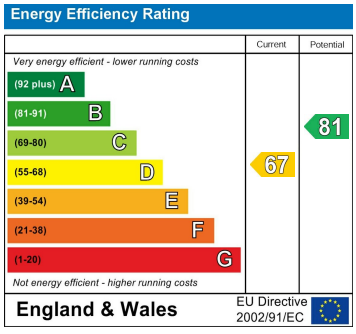




Floor Plan



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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