COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Abbey Street, Leigh

Situated within a short walk to the Town Centre
and access to public transport routes is this pavement fronted
mid terrace property with two bedrooms
and an enclosed area to the rear.
In need of some updating but offering an excellent first home

Asking Price £99,950

15 Abbey Street

Leigh, WN7 1EU

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- IN NEED OF UPDATING
- IDEAL FOR A FIRST TIME BUYER
- CLOSE TO ALL LOCAL AMENITIES

In further detail the property includes: - On the ground floor: Lounge and dining kitchen. Whilst on the first floor there are two bedrooms and bathroom/WC.

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

14'4 (max) x 12'5 (max) (4.37m (max) x 3.78m (max))
Fire surround. TV point. Radiator.

DINING KITCHEN

14'5 (max) x 10'2 (max) (4.39m (max) x 3.10m (max))
Fitted with base units and wall cupboards. Inset sink. Extractor. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING:

BEDROOM

14'4 (max) x 12'4 (max) (4.37m (max) x 3.76m (max))
Radiator.

BEDROOM

10'6 (max) x 7'2 (max) (3.20m (max) x 2.18m (max))
Radiator.

BATHROOM

7'4 (max) x 7'0 (max) (2.24m (max) x 2.13m (max))
Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Part tiled walls.

OUTSIDE

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

TENURE

Leasehold

COUNCIL AND TAX BAND

Wigan Council Tax Band A

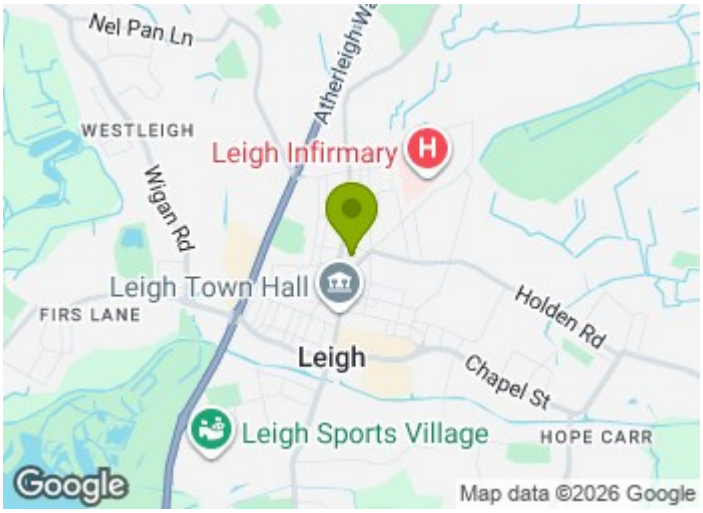
VIEWING

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.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.



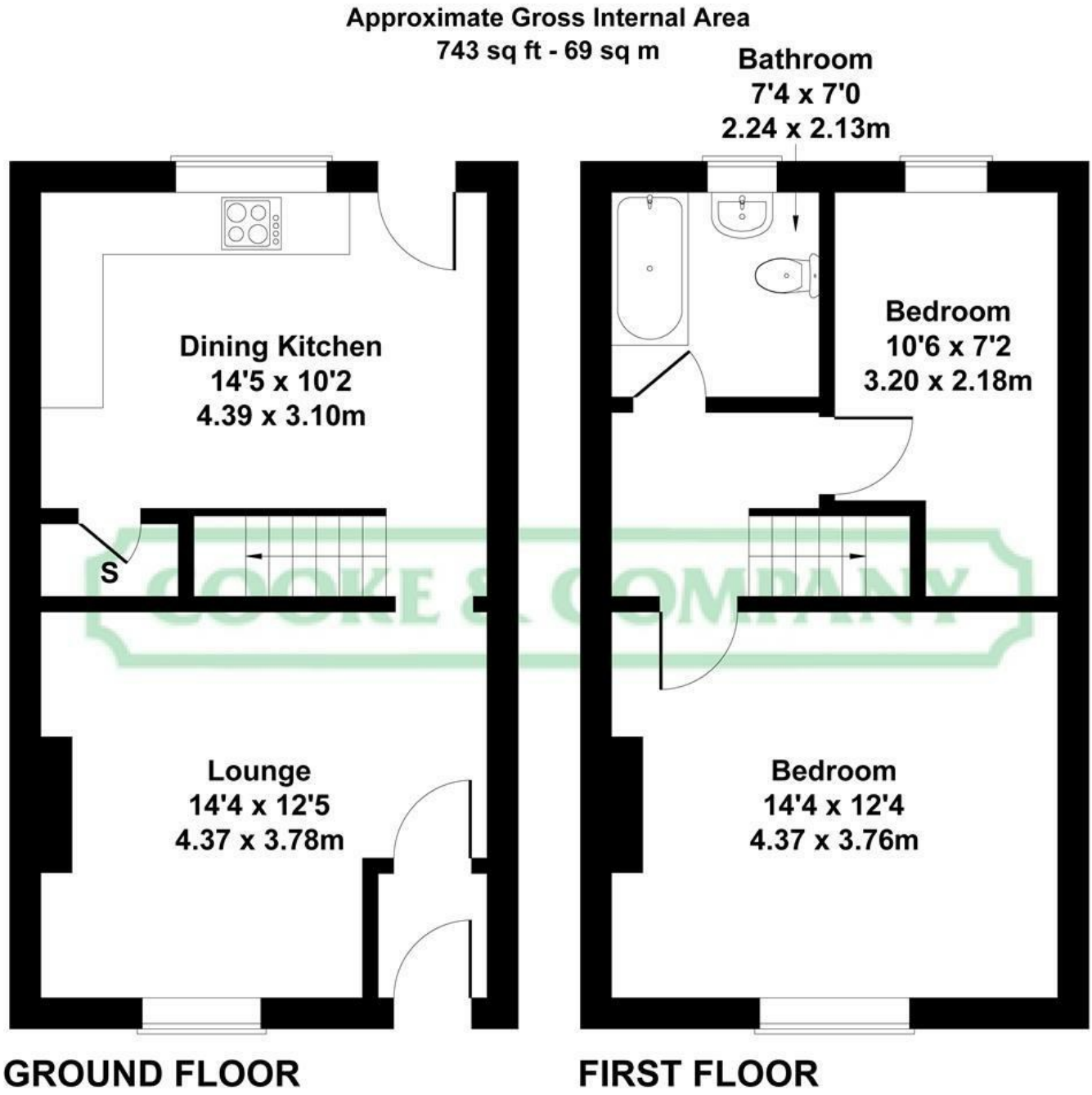
Directions

WN7 1EU





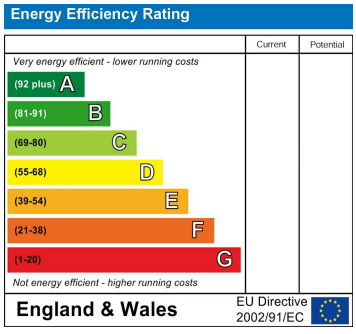
Floor Plan



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.



Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk