

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Cowburn Street, Leigh

Situated in a very popular and well established location is this two bedroom mews style family home offering good sized accommodation including a garden to the rear all within walking distance of the Parsonage Retail Park

IDEAL HOME FOR A FIRST TIME BUYER

Asking Price £149,950

5 Cowburn Street

Leigh, WN7 5BA



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'0 (max) x 12'0 (max) (4.27m'0.00m (max) x 3.66m'0.00m (max))
TV point. Fireplace with surround. Radiator.

DINING KITCHEN

15'3 (max) x 8'0 (max) (4.57m'0.91m (max) x 2.44m'0.00m (max))
Fully fitted with wall and base cupboards.
Sink unit with mixer taps. Plumbing for washing machine. Door to outside.
Radiator.

UTILITY

8'8 (max) x 6'2 (max) (2.44m'2.44m (max) x 1.83m'0.61m (max))

FIRST FLOOR:

LANDING

BEDROOM

15'3 (max) x 9'10 (max) (4.57m'0.91m (max) x 2.74m'3.05m (max))
Radiator

BEDROOM

10'1 (max) x 7'3 (max) (3.05m'0.30m (max) x 2.13m'0.91m (max))
Radiator

BATHROOM

Panelled bath with shower fitment over bath. Low level WC. Pedestal wash basin.

OUTSIDE

The property is garden fronted with an enclosed low maintenance garden to the rear which also benefits from a summerhouse. In addition, the property has off street parking to the rear.

TENURE

Leasehold

VIEWING

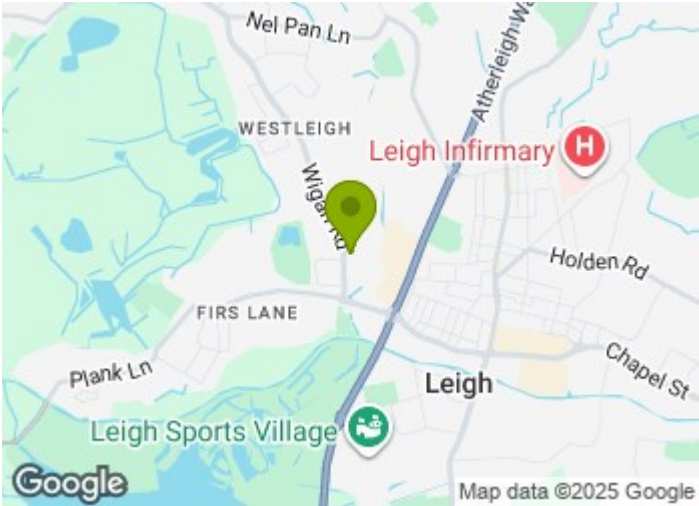
By appointment with the agents as overleaf.

COUNCIL TAX

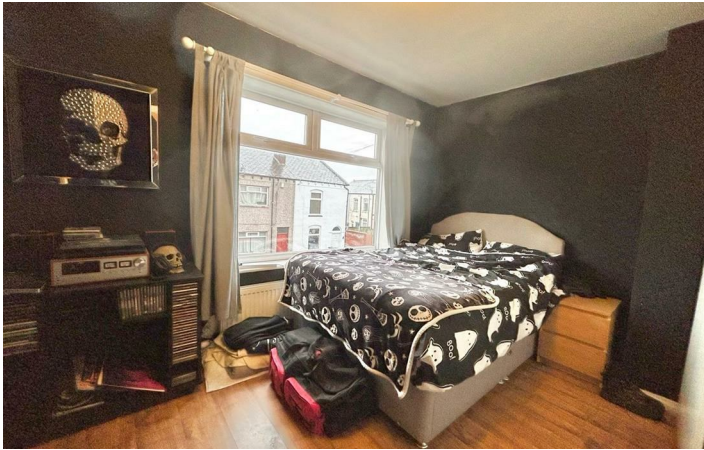
Council Tax Band A

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.

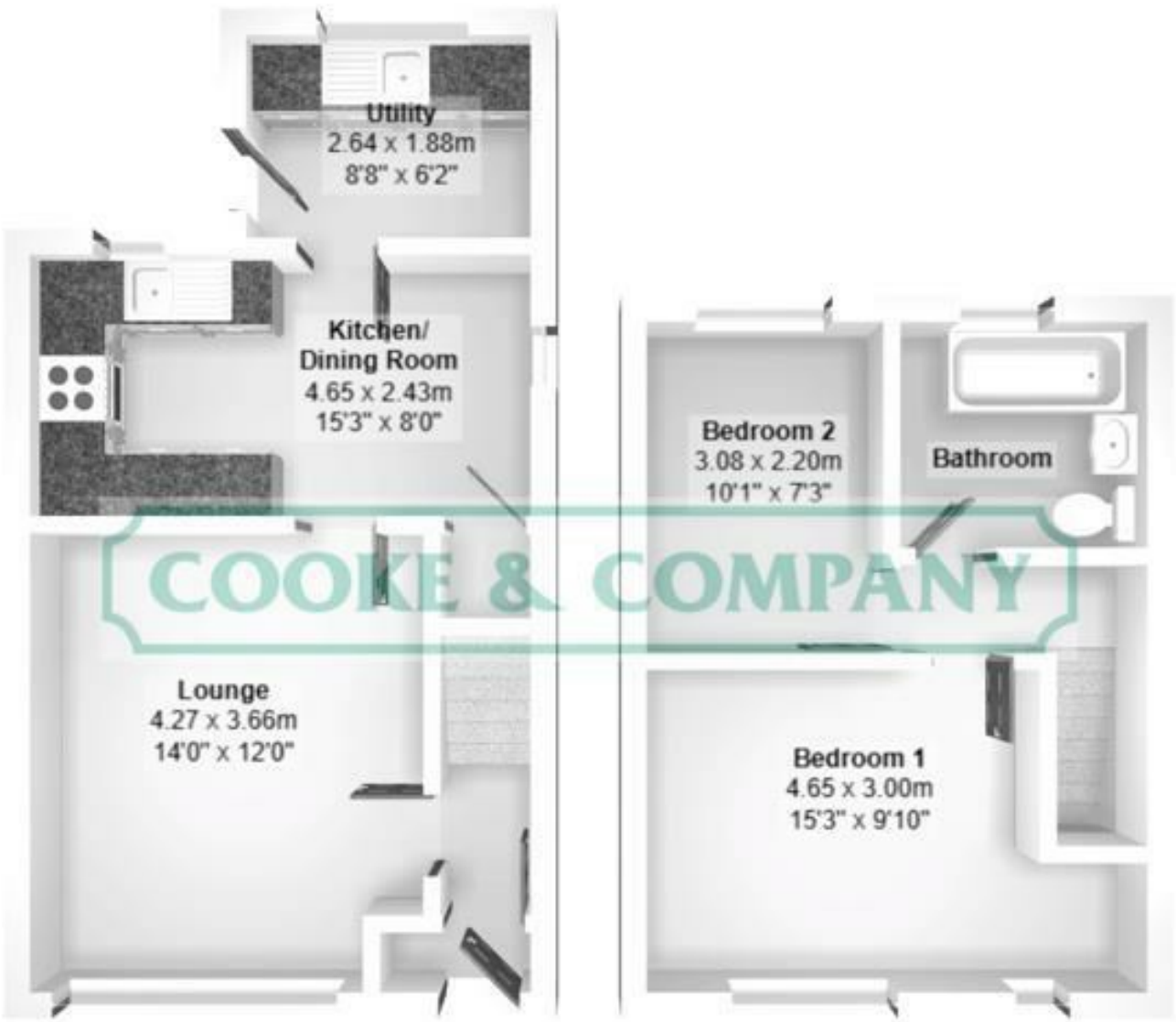


Directions
WN7 5BA



Floor Plan

5 Cowburn Street Leigh



Ground Floor

First Floor

Total Area: 66.3 m² ... 714 ft²

All measurements are approximate and for display 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	81
England & Wales		EU Directive 2002/91/EC