

# 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 garden to the rear all within walking distance of the Parsonage Retail Park

**Asking Price £149,950**

# 3 Cowburn Street

Leigh, WN7 5BA



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE VESTIBULE**

**LOUNGE**

13'99 (max) x 12'1 (max) ( 3.96m'30.18m (max) x 3.66m'0.30m (max))  
TV point. Fireplace with surround. Radiator.

**DINING KITCHEN**

15'9 (max) x 9' 9 (max) ( 4.57m'2.74m (max) x 2.74m' 2.74m (max))  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Door to outside.

**STORE AREA**

4'8 (max) x 3'8 (max) ( 1.22m'2.44m (max) x 0.91m'2.44m (max))

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

12'2 (max) x 9'8 (max) (3.66m'0.61m (max) x 2.74m'2.44m (max) )  
Radiator.

**BEDROOM**

10'1 (max) x 7'4 (max) (3.05m'0.30m (max) x 2.13m'1.22m (max) )  
Radiator.

**BATHROOM**

7'3 (max) x 6'8 (max) ( 2.13m'0.91m (max) x 1.83m'2.44m (max))  
Panelled bath with shower fitment over bath. Low level WC. Wooden flooring. Mostly tiled walls.

**OUTSIDE:**

The property is garden frothed with an enclosed garden to the rear, mainly laid to lawn with patio area.

**TENURE**

Leasehold.

**VIEWING**

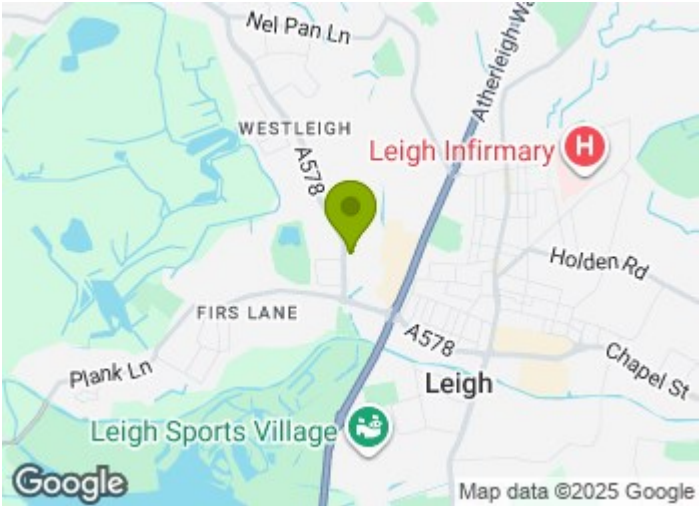
By appointment with the agents as overleaf.

**COUNCIL TAX BAND**

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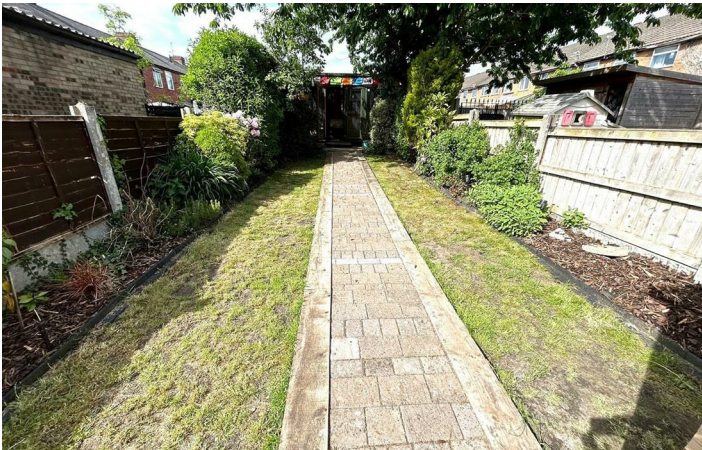
**PLEASE NOTE**

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.



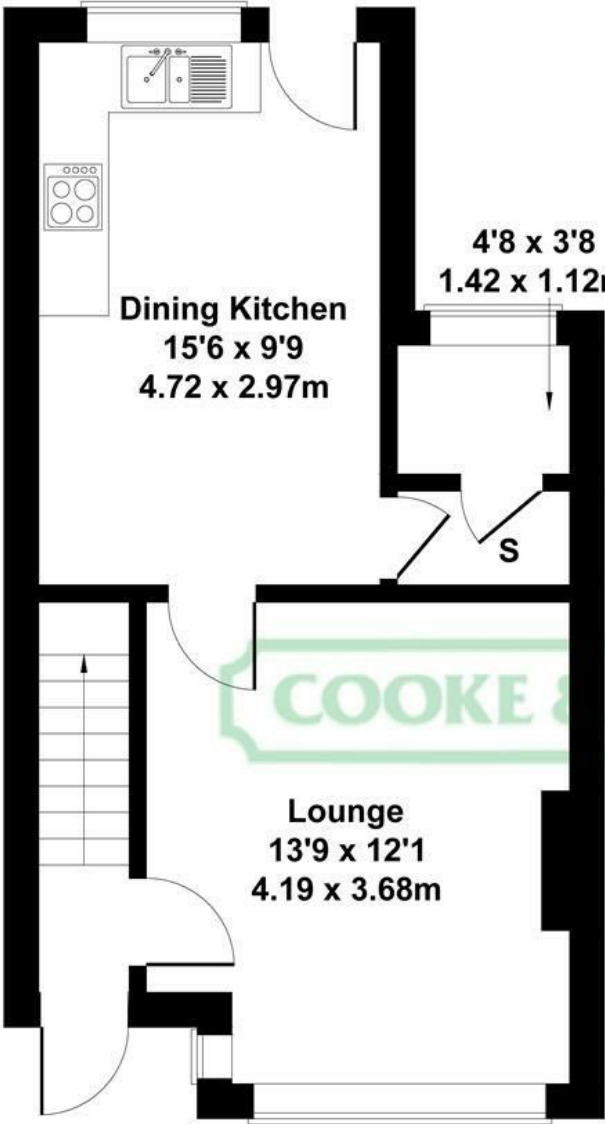
**Directions**

Sat Nav Ref: WN7 5BA

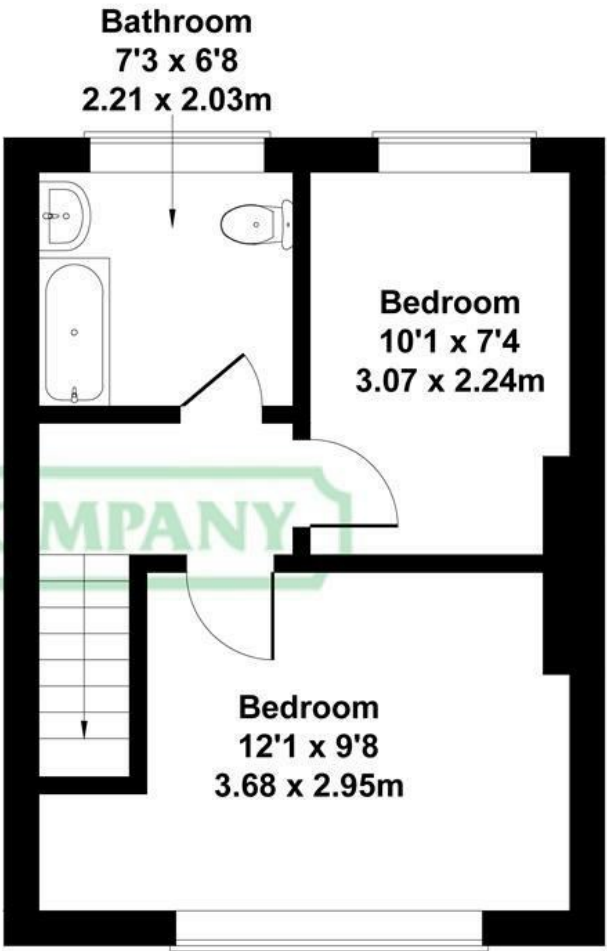


Floor Plan

Approximate Gross Internal Area  
701 sq ft - 65 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC