

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Widdows Street, Leigh

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

IDEAL HOME FOR FIRST TIME BUYER

**Asking Price £159,950**

# 83 Widdows Street

Leigh, WN7 2BJ



In further the accommodation comprises:-

#### GROUND FLOOR:

#### ENTRANCE HALLWAY:

#### LOUNGE

12'3 (max) x 11'4 (max) (3.66m'0.91m (max)  
x 3.35m'1.22m (max)  
Radiator. TV point

#### DINING ROOM

13'11 (max) x 11'5 (max) (3.96m'3.35m  
(max) x 3.35m'1.52m (max)  
Radiator.

#### KITCHEN

13'8 (max) x 9'1 (max) (3.96m'2.44m (max)  
x 2.74m'0.30m (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

13'1 (max) x 12'3 (max) (3.96m'0.30m  
(max) x 3.66m'0.91m (max))  
Feature fireplace. Radiator.

#### BEDROOM

14'7 (max) x 7'4 (max) (4.27m'2.13m (max))  
x 2.13m'1.22m (max))  
Radiator.

#### BEDROOM

8'9 (max) x 8'1 (max) (2.44m'2.74m (max)  
2.44m'0.30m (max))  
Radiator.

#### BATHROOM

Panelled bath with overhead shower  
fitment. Built in vanity wash basin with  
storage. Low level WC. Heated Towel  
Radiator. Part tiled walls.

#### OUTSIDE:

#### GARDENS

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

#### COUNCIL TAX BAND

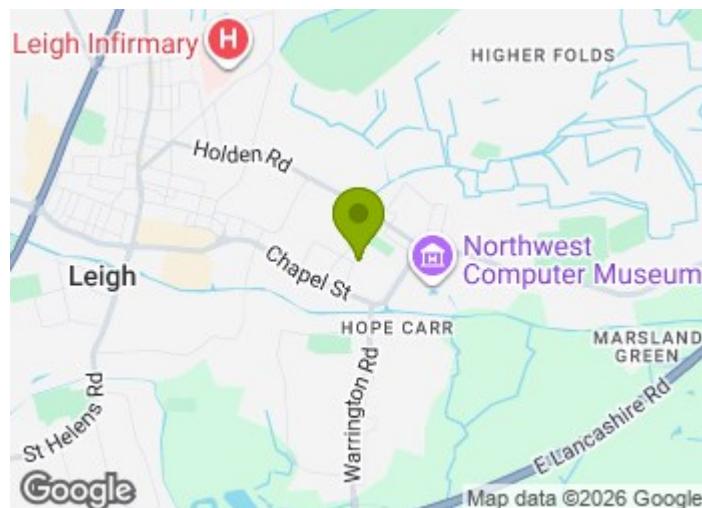
Council Tax Band A

#### TENURE

By appointment with the agents as  
overleaf.

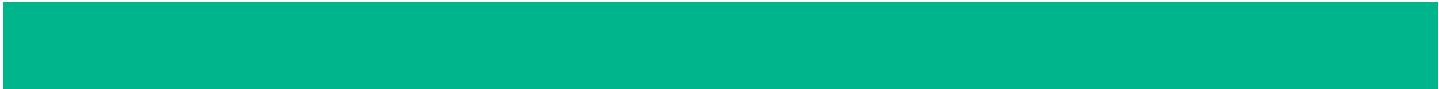
#### PLEASE NOTE

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.

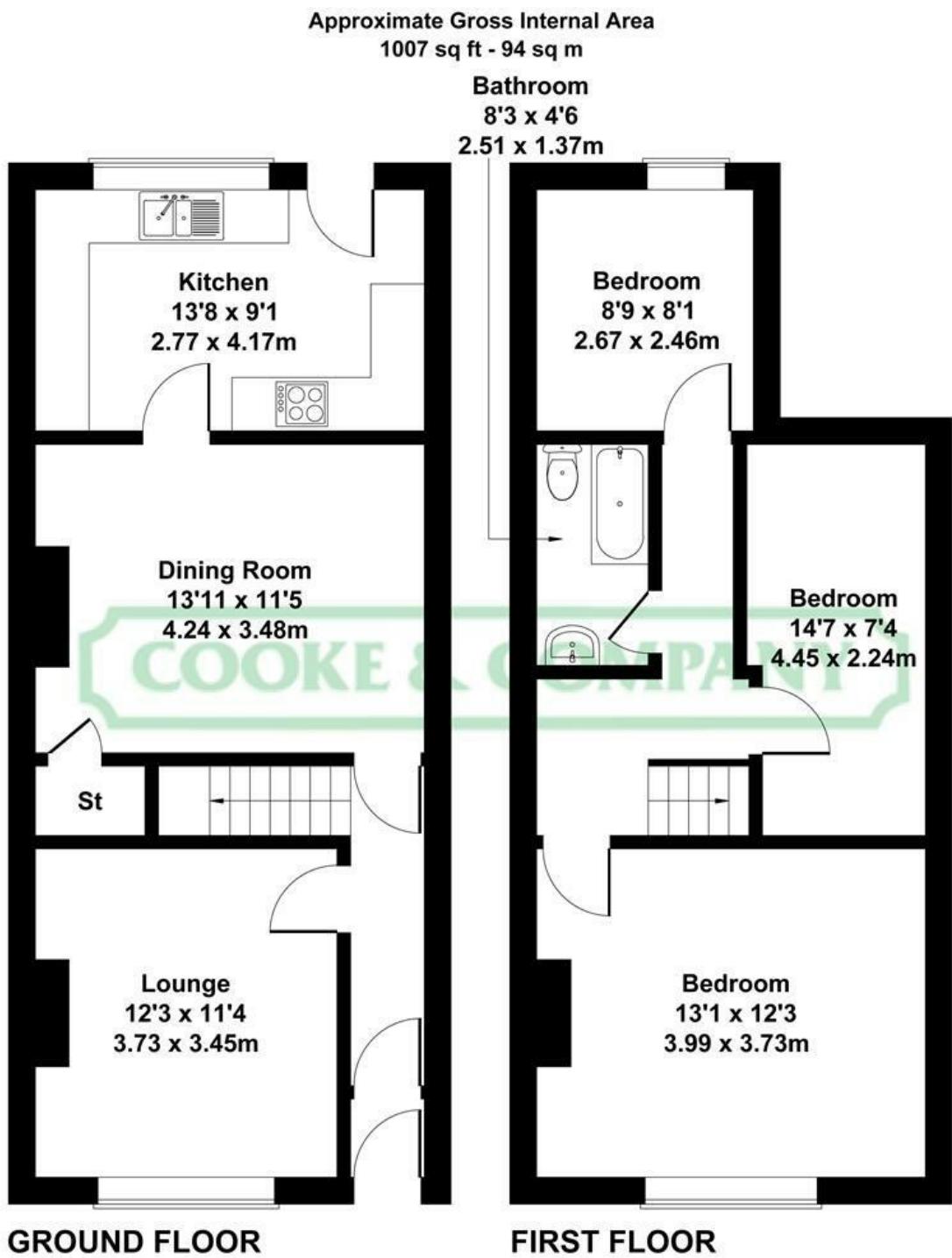


#### Directions

WN7 2BJ



## 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	