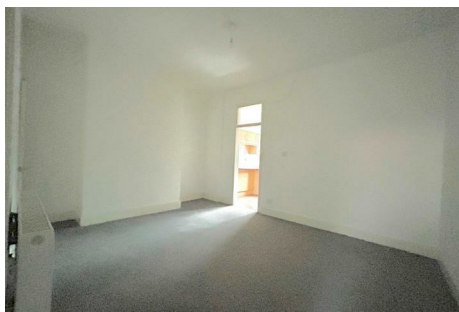


COOKE & COMPANY

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) x 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

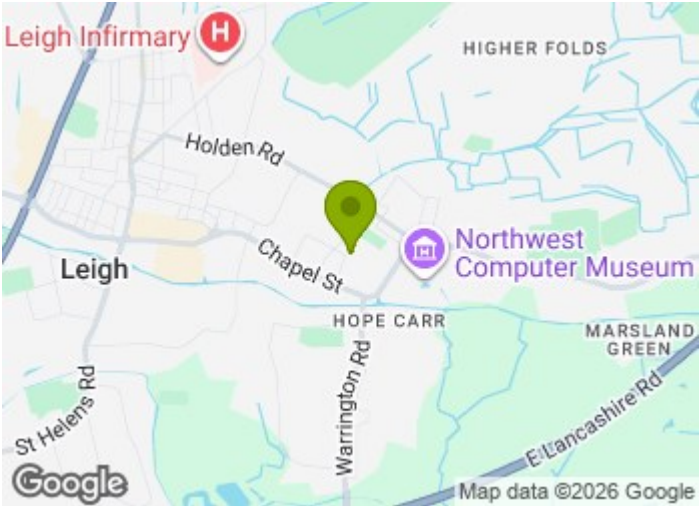
Leasehold

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

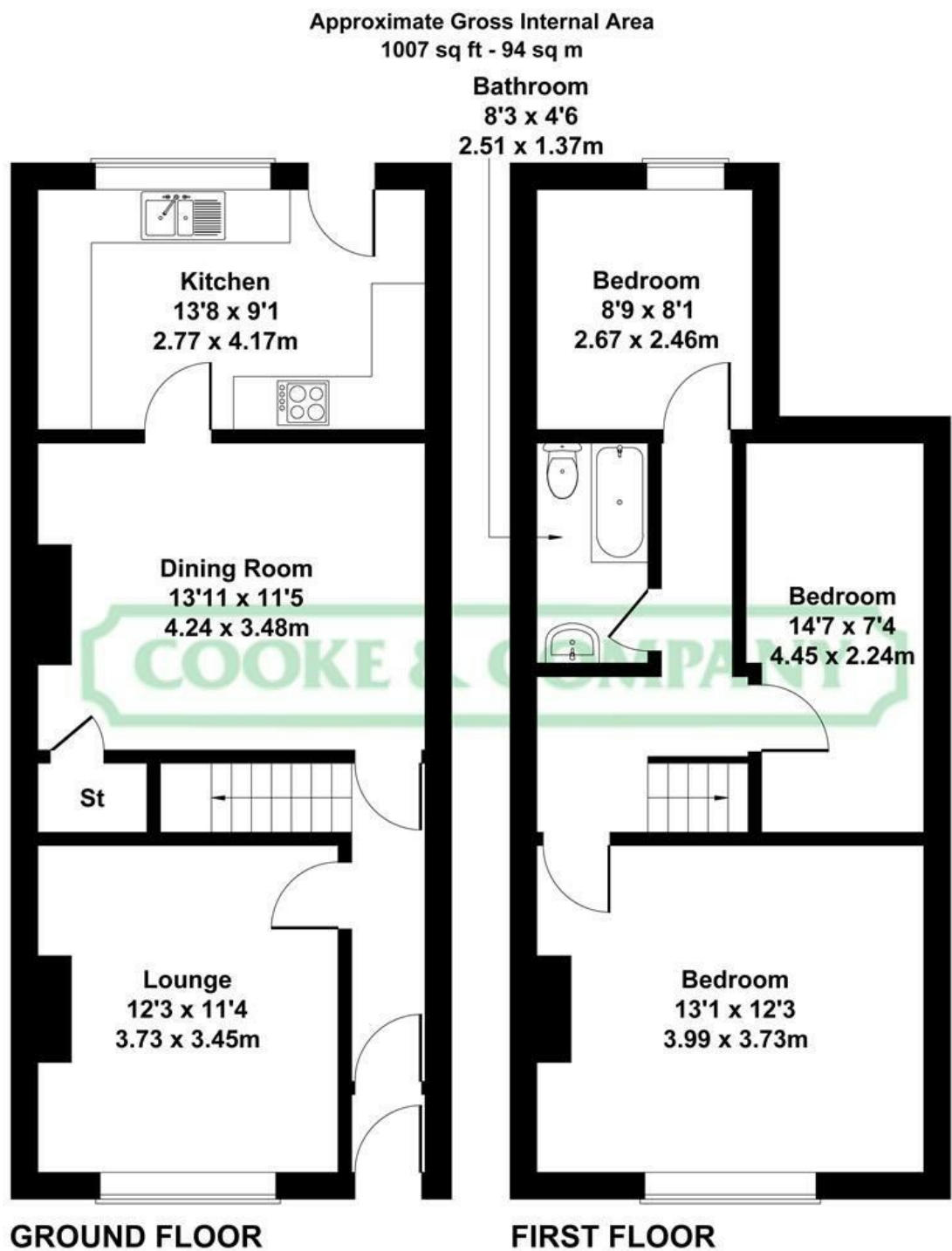
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
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.

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

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