

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Farnworth Street, Leigh

Situated in a popular location
is this two bed semi-detached mews style
property with a garden to the front and a large enclosed courtyard
style area to the rear with convenient access to the town centre

IDEAL HOME FOR A FIRST TIME BUYER

Asking Price £170,000

6 Farnworth Street

Leigh, WN7 2BL



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

15'7 (max) x 12'3 (max) (4.57m'2.13m (max) x 3.66m'0.91m (max))
Feature fire and surround. TV point.
Radiator.

DINING/KITCHEN

12'1 (max) x 8'8 (max) (3.66m'0.30m (max) x 2.44m'2.44m (max))
Fitted with wall units and base cupboards.
Sink unit with mixer tap. Oven, hob and
extractor fan. Plumbing for washing
machine. Door to rear of property..

FIRST FLOOR:

LANDING

BEDROOM

12'2 (max) x 8'5 (max) (3.66m'0.61m (max) x 2.44m'1.52m (max))
Radiator.

BEDROOM

12'2 (max) x 7'3 (max) (3.66m'0.61m (max) x 2.13m'0.91m (max))
Radiator.

SHOWER ROOM

9'2 (max) x 4'7 (max) (2.74m'0.61m (max) x 1.22m'2.13m (max))
Large shower. Vanity wash basin with
storage. Low level WC. Heater towel
radiator. Tiled floor.

OUTSIDE:

GARDENS

The property is approached by a pathway
and has a garden to the front which is
mainly laid to lawn with a large enclosed
courtyard style area to the rear.

TENURE

Leasehold

COUNCIL TAX

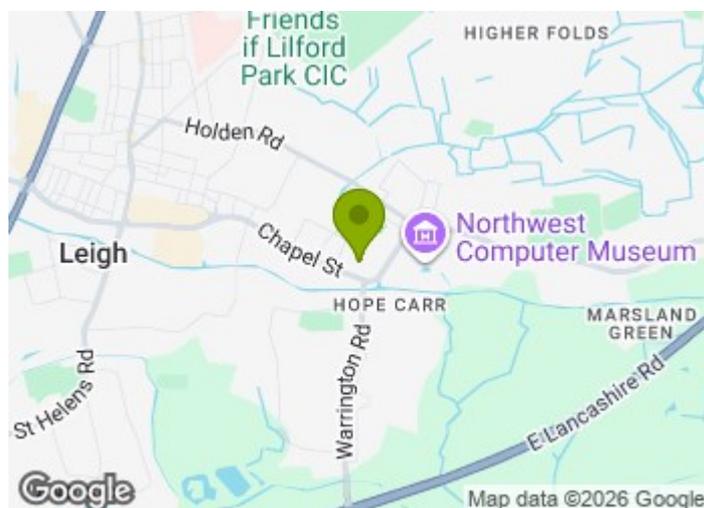
Council Tax Band A

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.



Directions

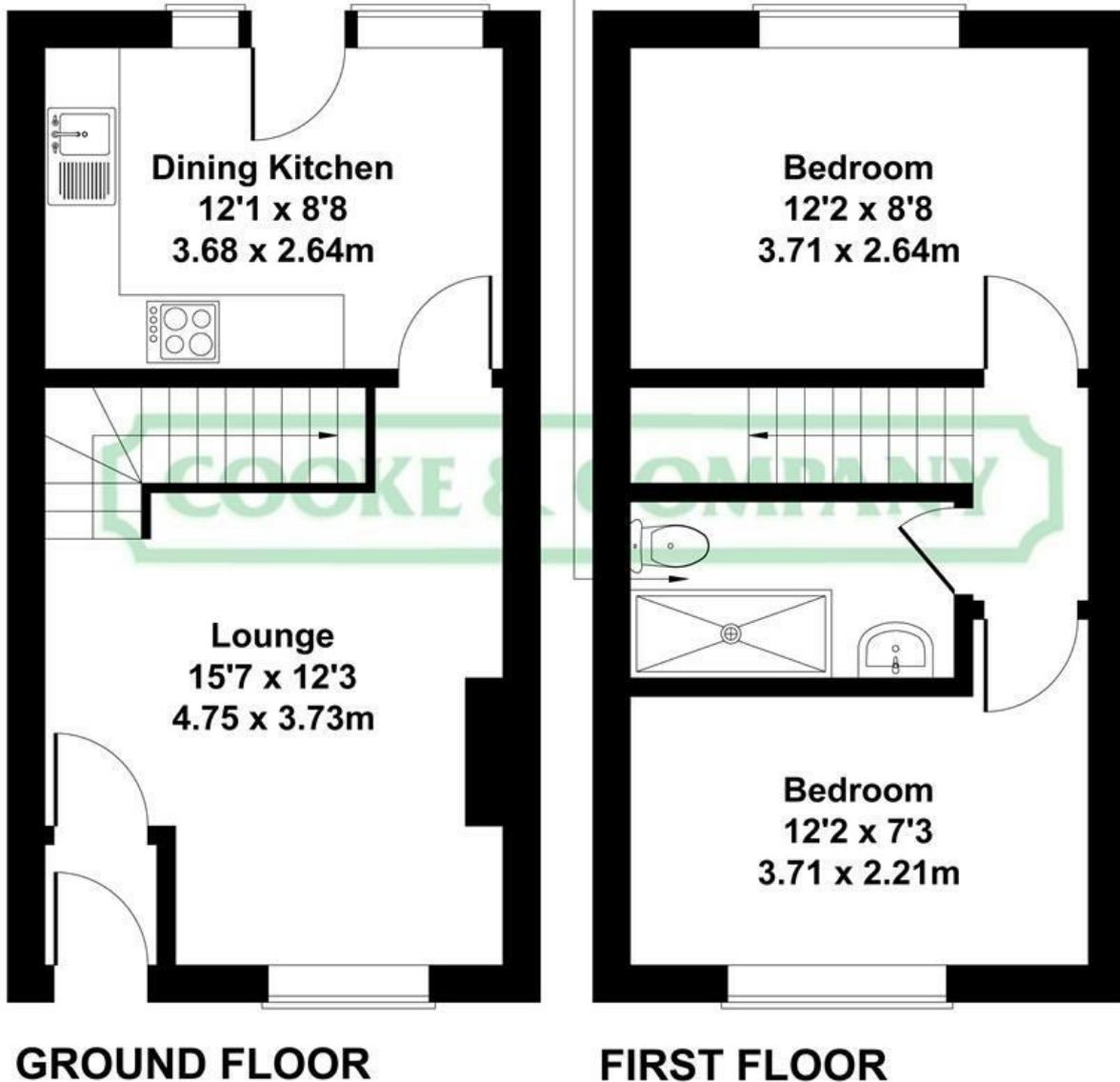
WN7 2BL



Floor Plan

Approximate Gross Internal Area
606 sq ft - 56 sq m

Shower Room
9'2 x 4'7
2.79 x 1.40m



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 firm's 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 | | 86 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (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 | |