



## 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 £175,000**

# 6 Farnworth Street

Leigh, WN7 2BL



In further the accommodation comprises:-

#### **BEDROOM**

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

#### **TENURE**

Council Tax Band A

#### **BEDROOM**

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

#### **COUNCIL TAX**

By appointment with the agents as  
overleaf.

#### **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.

#### **VIEWING**

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.

#### **OUTSIDE:**

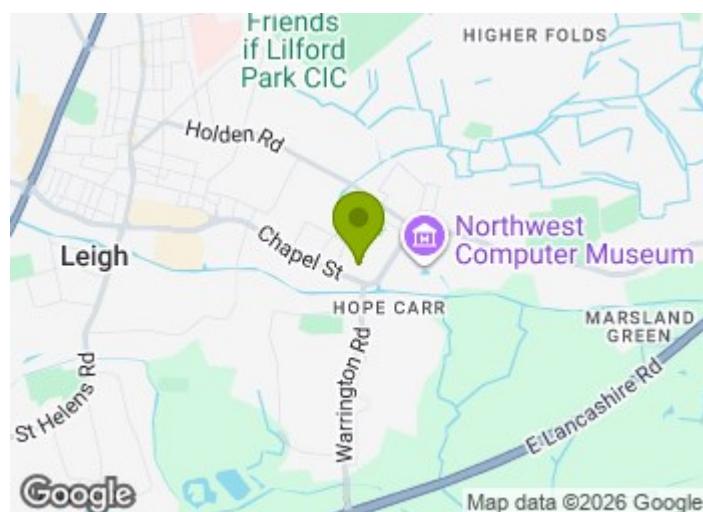
#### **GARDENS**

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.

#### **LEASEHOLD**

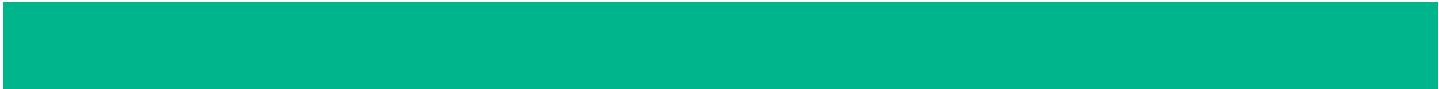
#### **FIRST FLOOR:**

#### **LANDING**

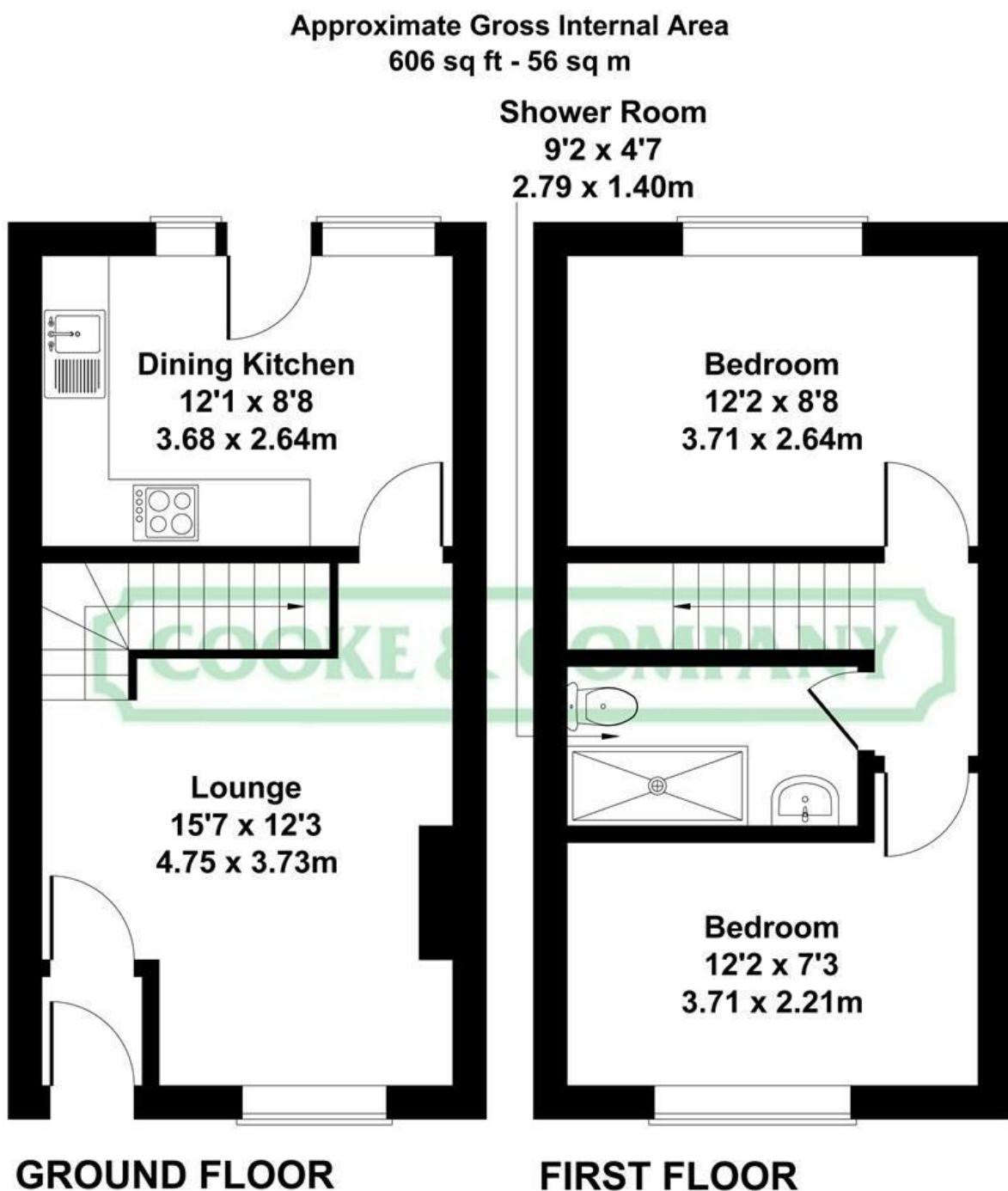


#### **Directions**

WN7 2BL



## 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		86
(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	