

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Broom Avenue, Leigh

Situated in a well-established residential location with good access to the town is this garden fronted two bedroom mid-terraced house with a courtyard style yard to the rear

IDEAL HOME FOR A FIRST TIME BUYER  
OPEN ASPECT TO THE FRONT

**Asking Price £159,950**

# 26 Broom Avenue

Leigh, WN7 5ST



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE

### LOUNGE

14'3 (max) x 13'4 (max). (4.27m'0.91m (max) x 3.96m'1.22m (max). )  
Radiator. TV point. Fire surround with gas fire.

### DINING KITCHEN

13'7 (max) x 10'5 (max). (3.96m'2.13m (max) x 3.05m'1.52m (max).)  
Fully fitted with base units and wall cupboards. Built in oven. Extractor. gas hob. Sink with mixer taps. Plumbing for washing machine.

### UTILITY ROOM

8'2 (max) x 7'2 (max). (2.44m'0.61m (max) x 2.13m'0.61m (max).)  
Base unit. Work surfaces. Door to rear of property

### CLOAKROOM/WC

Low level WC. Hand wash basin.

## FIRST FLOOR:

### BEDROOM

12'4 (max) x 11'4 (max) (3.66m'1.22m (max) x 3.35m'1.22m (max) )  
Radiator. Built in storage.

### BEDROOM

13'6 (max) x 8'3 (max) (3.96m'1.83m (max) x 2.44m'0.91m (max))  
Radiator.

### FAMILY BATHROOM

7'8 (max) x 5.5 (max) (2.13m'2.44m (max) x 1.52m'1.52m (max) )  
Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Tiled walls.

## OUTSIDE

The property is approached by a block

paved pathway which offers space for off road parking. To the rear is a private enclosed courtyard style area.

## TENURE

Leasehold

## VIEWING

By appointment with the agents as overleaf.

## COUNCIL TAX

Council Tax Band A

## PLEASE NOTE

No tests have been made of mains xservices, 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

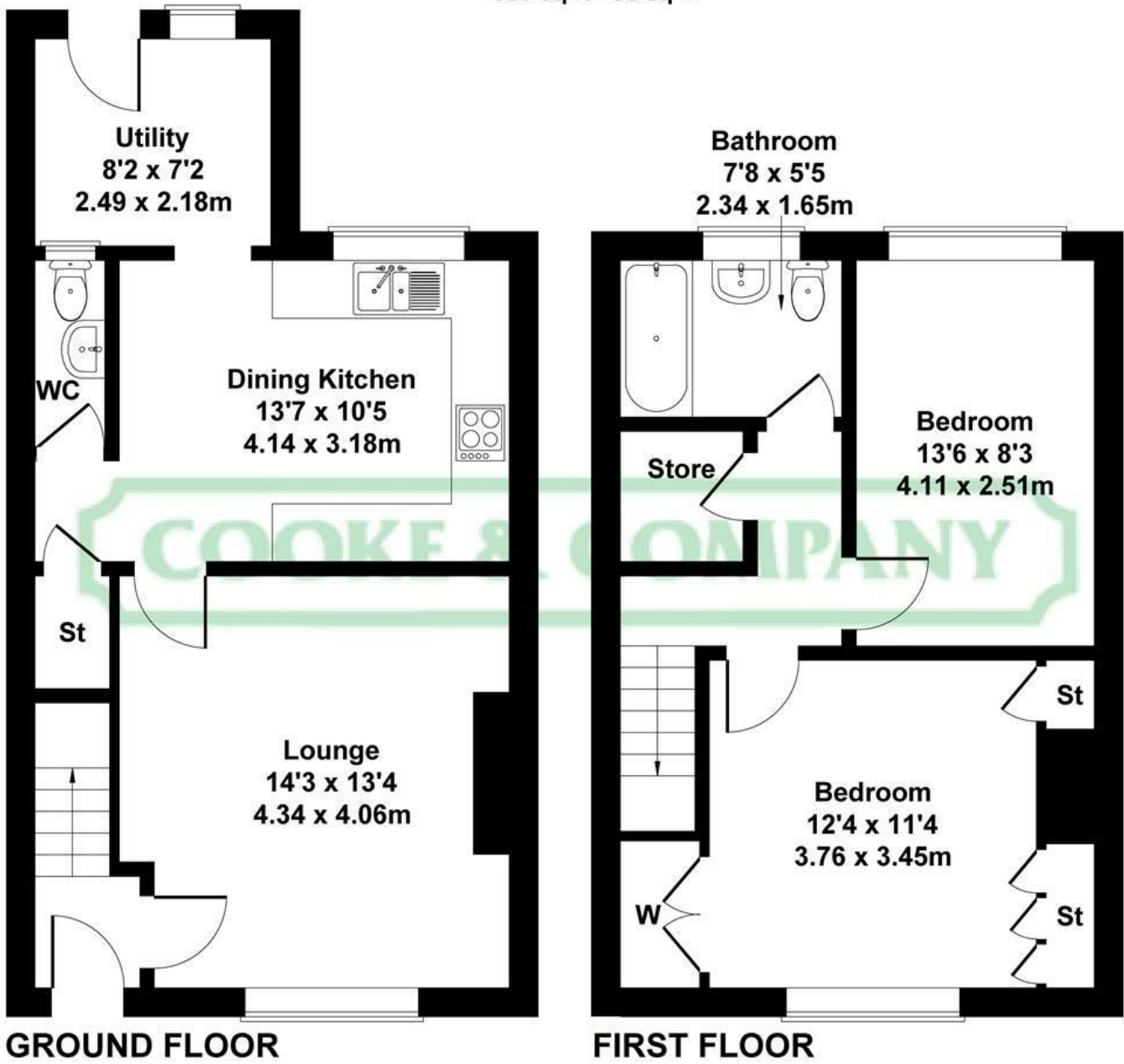
WN7 5ST





Floor Plan

Approximate Gross Internal Area  
889 sq ft - 83 sq m



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		