# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

## Corn Street, Leigh

Situated in a well established residential area is this three bedroom mid-terraced property offering well proportioned accommodation over two floors with an enclosed area to the rear and convenient access for town centre and Parsonage Retail Park

**Asking Price £147,500**

# 8 Corn Street

Leigh, WN7 5AE

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In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE VESTIBULE**

**LOUNGE**

16’7 (max) x 14’9 (max) (4.88m’2.13m (max) x 4.27m’2.74m (max) )
Fire surround. Gas fire. TV Point. Radiator.

**KITCHEN**

14’8 (max) x 11’0 (max) (4.27m’2.44m (max) x 3.35m’0.00m (max) )
Fully fitted kitchen with wall units and base cupboards. Sink unit. Built in oven. Gas hob and extractor hood. Plumbing for washing machine. Radiator. Patio doors to outside.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

13’3 (max) x 9’8 (max) (3.96m’0.91m (max) x 2.74m’2.44m (max) )
Radiator.

**BEDROOM**

13’5 (max) x 4’7 (max) (3.96m’1.52m (max) x 1.22m’2.13m (max))
Radiator.

**BEDROOM**

7’2 (max) x 7’1 (max) (2.13m’0.61m (max) x 2.13m’0.30m (max))
Radiator.

**BATHROOM**

8.0 (max) x 7’1 (max) (2.44m.0.00m (max) x 2.13m’0.30m (max))
Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Radiator.

**OUTSIDE**

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

**TENURE**

Leasehold

**VIEWING**

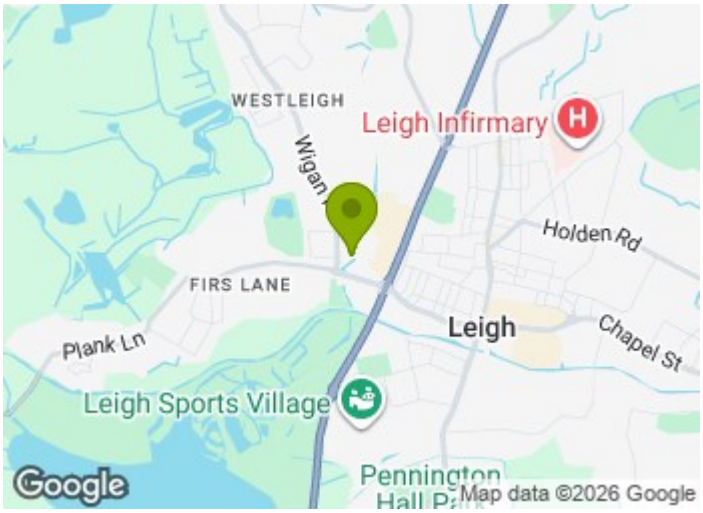
By appointment with the agents as overleaf.

**COUNCIL TAX**

Council Tax Band A

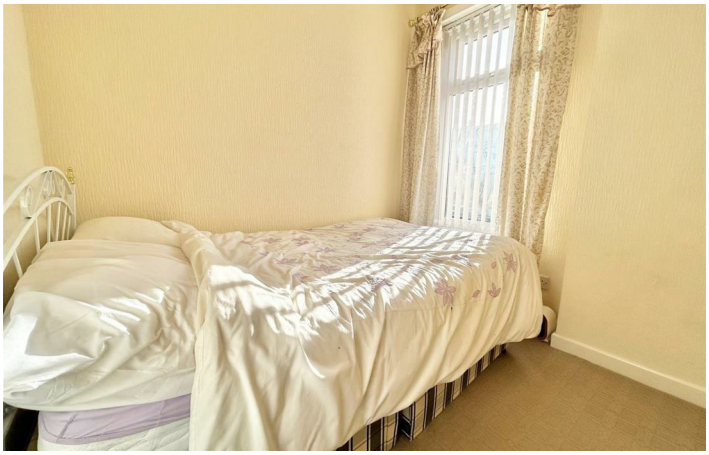
**PLEASE NOTE**

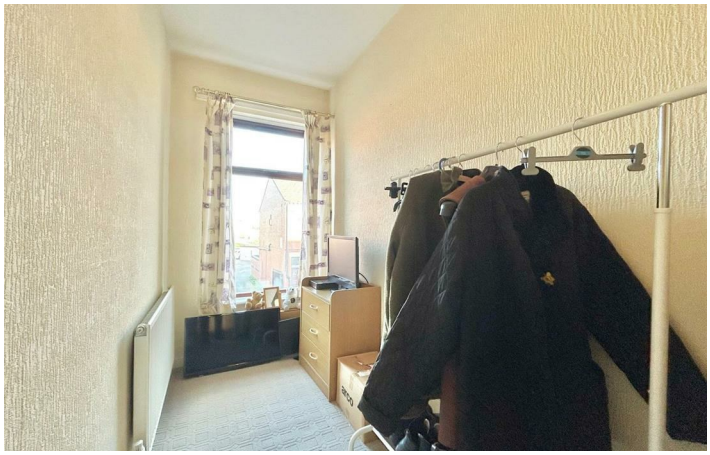
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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




## Directions

WN7 5AE





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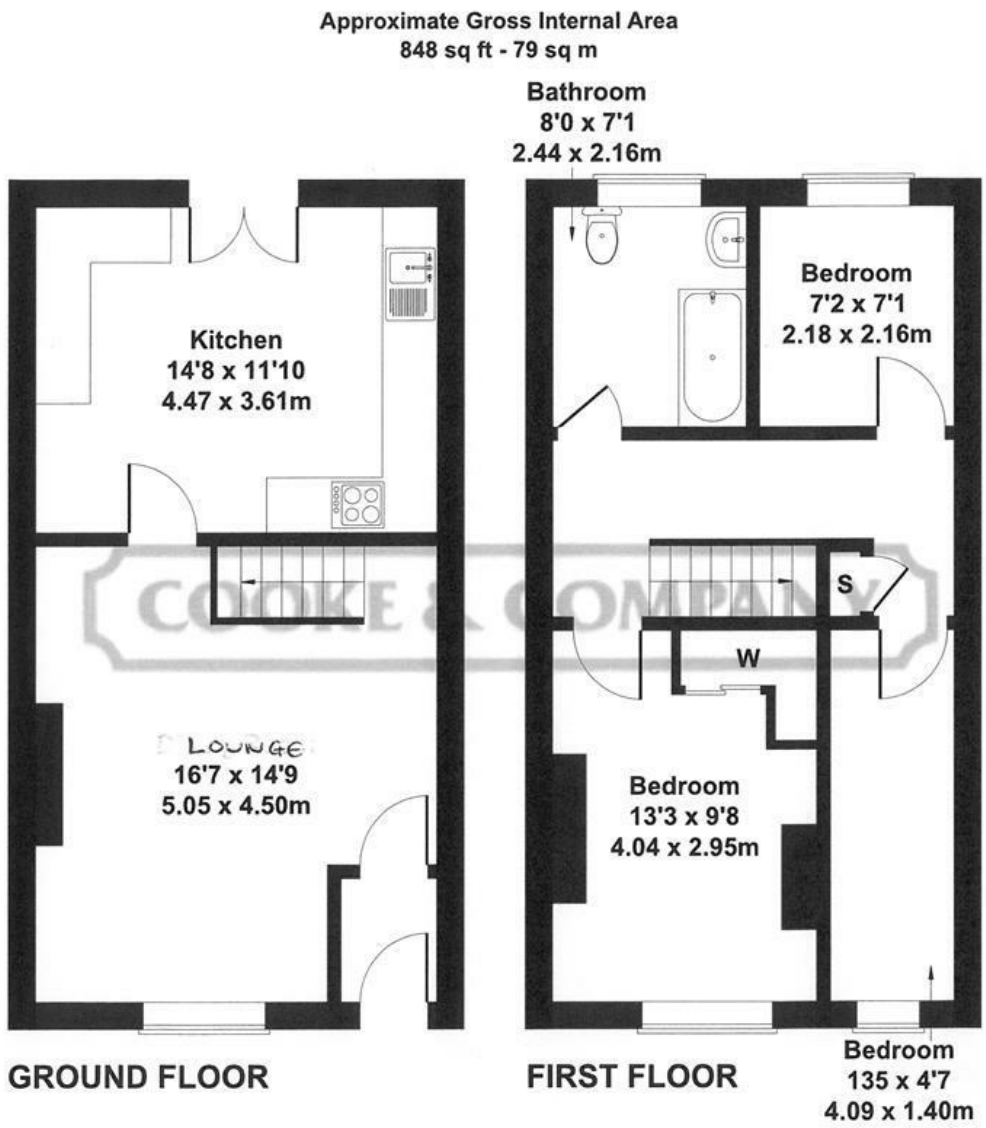
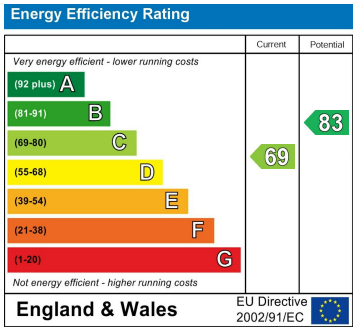
## Floor Plan




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.

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