# 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

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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.

**BATHR0OM**
Panelled bath with overhead shower fitment. Built in vanity wash basin with storage. Low level WC. Heated Towel Radiator. Part tiled walls.

**OUTSIDE:**

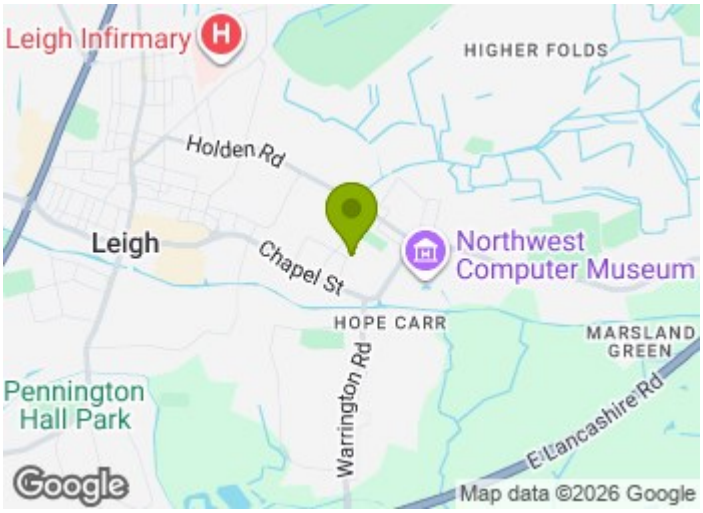
**GARDENS**
The property is garden fronted with an enclosed area to the rear.

**COUNCIL TAX BAND**
Council Tax Band A

**TENURE**
Leasehold

**VIEWING**
By appointment with the agents as overleaf.

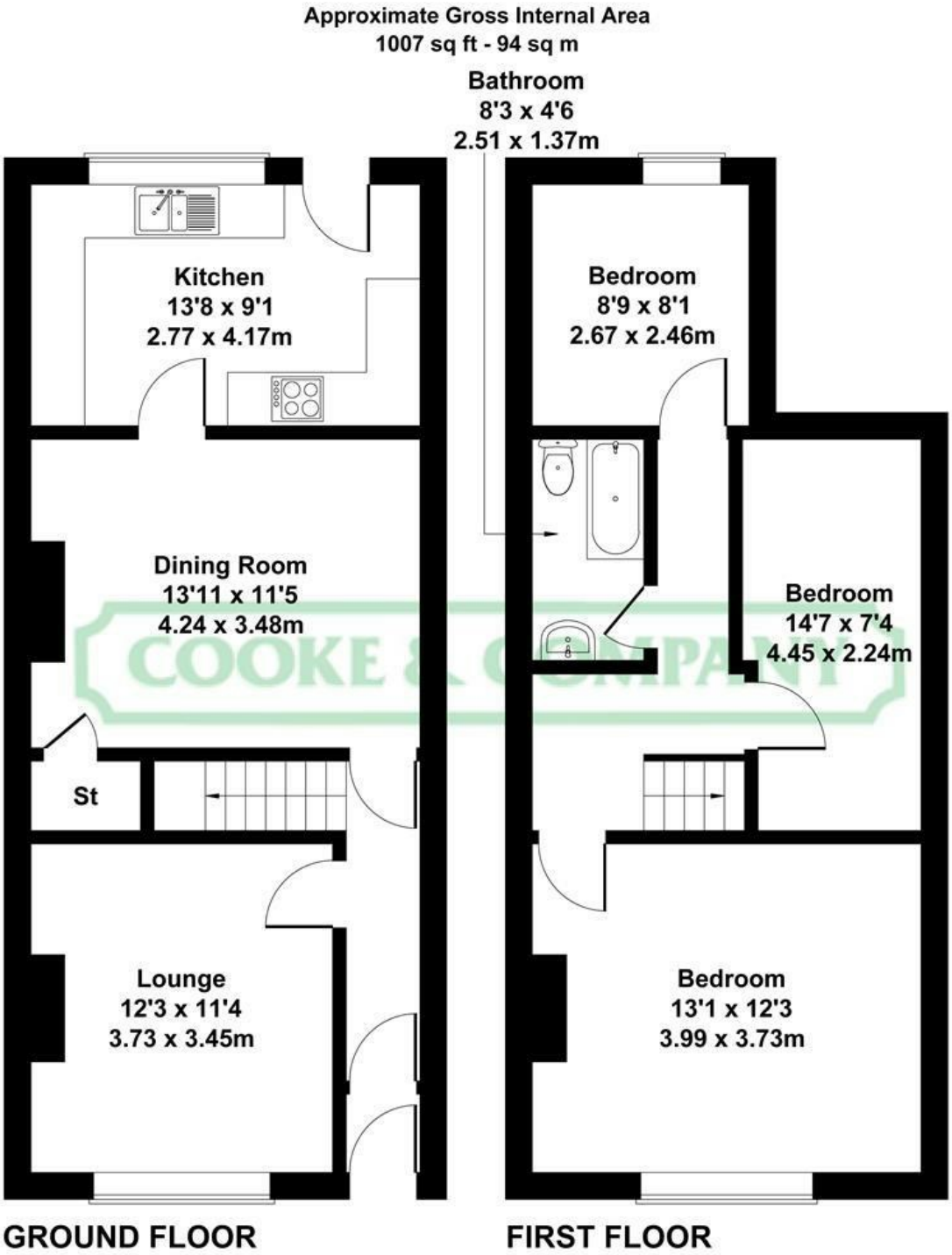
**PLEASE NOTE**
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised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




## Directions

WN7 2BJ

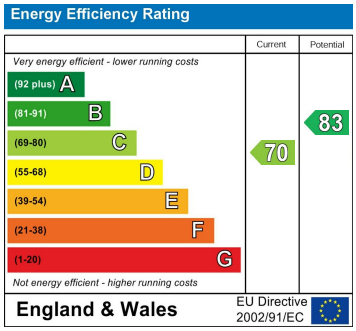
## Floor Plan




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.

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