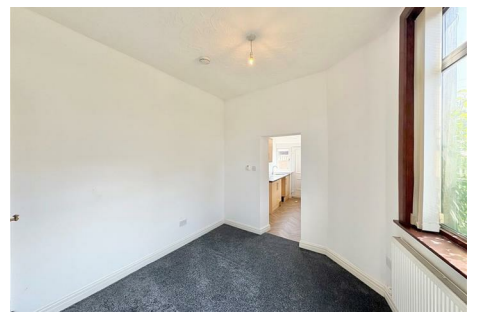


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Peel Street, Leigh

Situated in an established residential area with convenient access to the Town Centre and local schools is this garden fronted end terraced property offering attractive accommodation over two floors to include two bedrooms and an enclosed courtyard style area to the rear

**Asking Price £139,950**

# 2 Peel Street

Leigh, WN7 1XF



- SITUATED IN AN ESTABLISHED LOCATION
- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE

### LOUNGE

13'3 (max) x 11'2 (max) (3.96m'0.91m (max) x 3.35m'0.61m (max))  
Radiator. TV Point.

### DINING ROOM

10'7 (max) x 10'3 (max) (3.05m'2.13m (max) x 3.05m'0.91m (max))  
Radiator.

### KITCHEN

11'8 (max) x 7'8 (max) (3.35m'2.44m (max) x 2.13m'2.44m (max) )  
Fully fitted modern kitchen with base units and wall cupboards. Sink with mixer tap. Oven, gas hob and extractor hood. Plumbing for washing machine. Door to outside.

## FIRST FLOOR:

### LANDING:

### BEDROOM

10'3 (max) x 9'6 (max) (3.05m'0.91m (max) x 2.74m'1.83m (max))  
Radiator.

### BEDROOM

10'7 (max) x 6'5 (max) (3.05m'2.13m (max) x 1.83m'1.52m (max))  
Radiator.

### BATHROOM

11'2 (max) x 5'6 (max) (3.35m'0.61m (max) x 1.52m'1.83m (max) )  
Panelled bath. Low level WC. Pedestal wash basin. Radiator.

### OUTSIDE:

### GARDENS

The property is garden fronted with an enclosed 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.



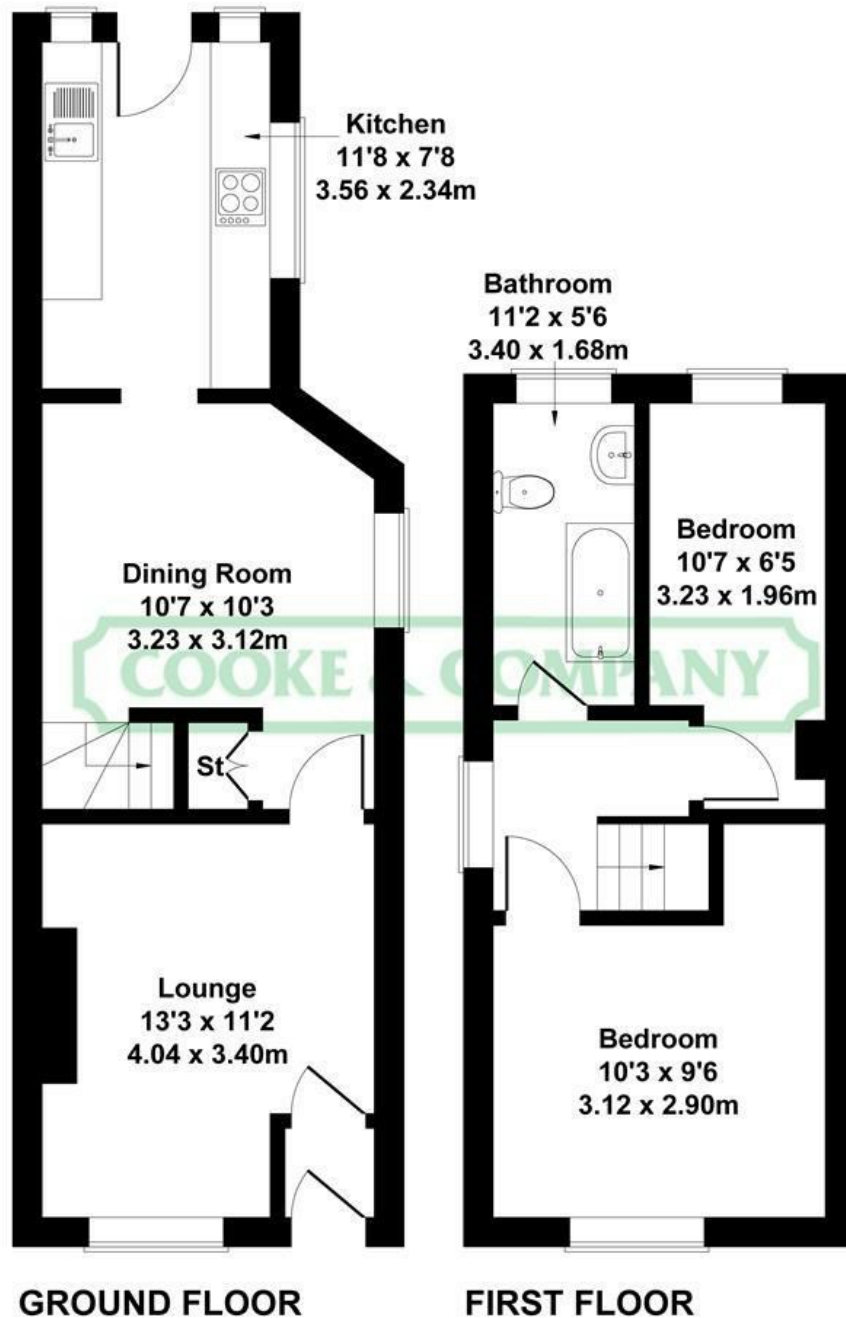
## Directions

WN7 1XF



## Floor Plan

Approximate Gross Internal Area  
701 sq ft - 65 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 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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	