

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Howarth Street, Leigh

Situated in a very popular area and in a cul de sac location is this two bedroom pavement fronted end of terrace property offering an ideal first home close to the Bridgewater Canal with good access to public transport routes

Asking Price £169,950

2 Howarth Street

Leigh, WN7 2DZ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE:

LOUNGE

13'9 (max) x 13'3 (max) (3.96m'2.74m (max) x 3.96m'0.91m (max))
Radiator. TV point.

DINING ROOM

13'8 (max) x 10'4 (max) (3.96m'2.44m (max) x 3.05m'1.22m (max))
Radiator.

KITCHEN

9'4 (max) x 6'2 (max) (2.74m'1.22m (max) x 1.83m'0.61m (max))
Fitted with wall cupboards and base units. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Part tiled walls. Door to rear.

FIRST FLOOR:

LANDING:

BEDROOM

Radiator

BEDROOM

10'4 (max) x 6'7 (max) (3.05m'1.22m (max) x 1.83m'2.13m (max))
Radiator.

BATHROOM

10'4 (max) x 6'7 (max) (3.05m'1.22m (max) x 1.83m'2.13m (max))
Modern bathroom with panelled bath with overhead shower fitment. Built in vanity wash basin with storage. Low level WC. Heated towel rail. Mostly tiled walls and tiled floor.

SECOND FLOOR:

LOFT ROOM

13'9 (max) x 9'4 (max) (3.96m'2.74m (max) x 2.74m'1.22m (max))
2 x Velux windows

OUTSIDE:

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

TENURE

Freehold

COUNCIL AND TAX BAND:

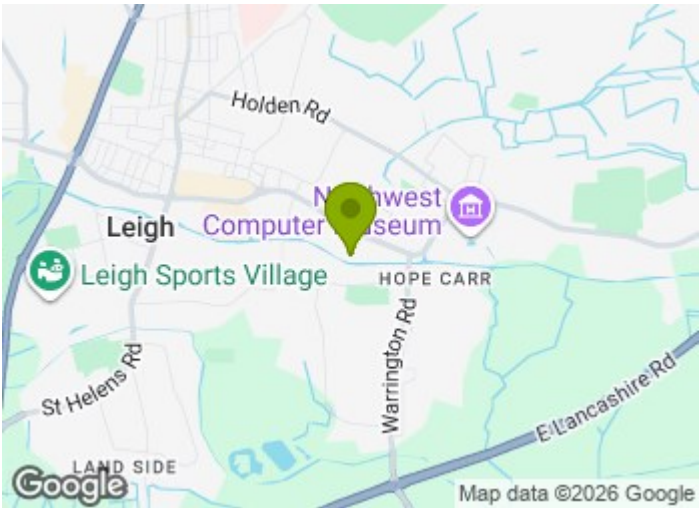
Wigan Council Tax Band A.

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

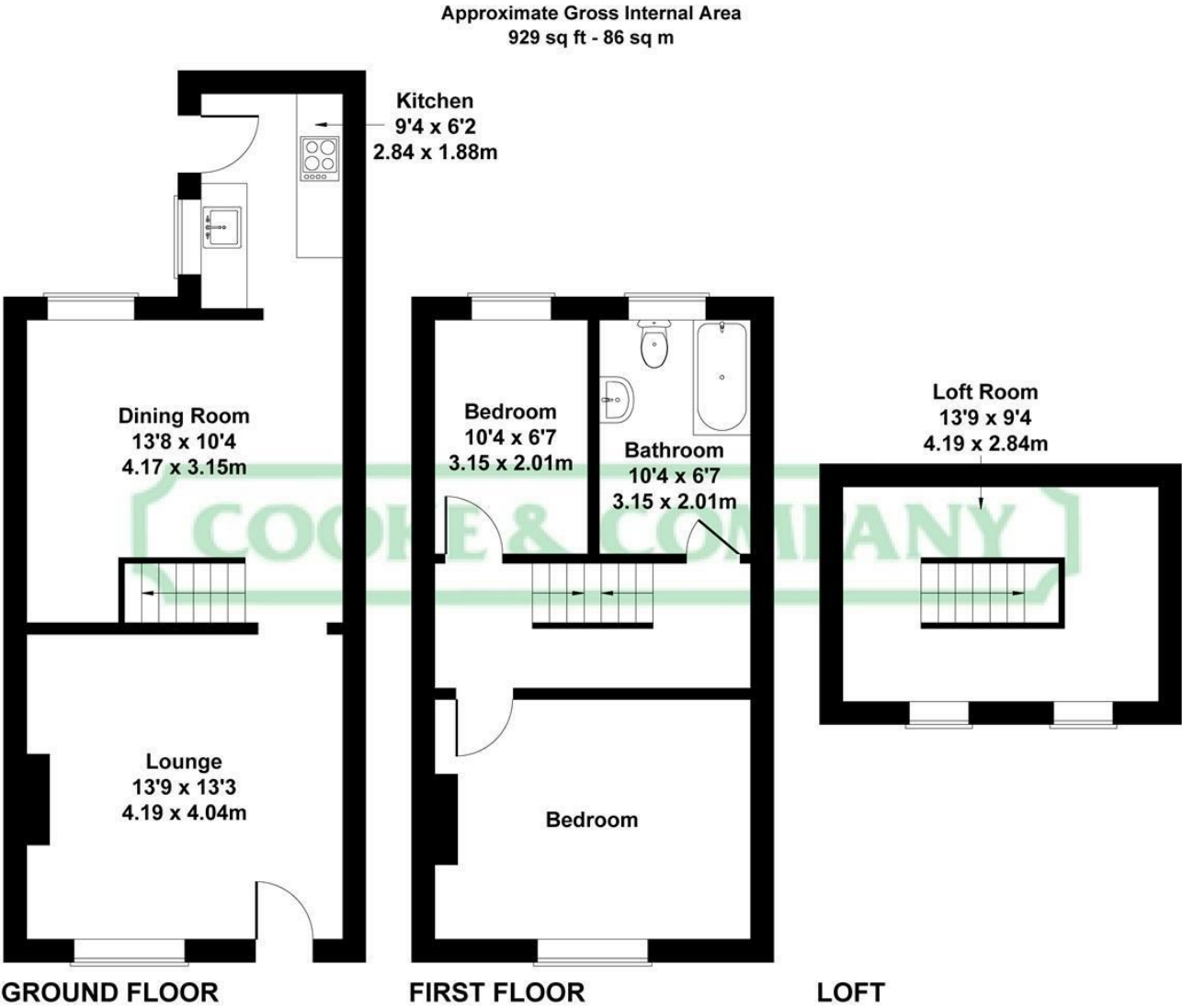
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN7 2DZ



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC