COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Glebe Street, Leigh

Situated in an established location is this
pavement fronted mid terrace property
with three bedrooms offering an ideal first home or
and within and easy access to the Town Centre and local schools

Offers In Excess Of £115,000

198 Glebe Street

Leigh, WN7 1RJ

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- IDEAL HOME FOR A FIRST TIME BUYER
- WELL ESTABLISHED LOCATION

In further detail the property includes:- On the ground floor: Entrance hallway, lounge and dining kitchen. Whilst on the first floor there are two bedrooms and bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE HALLWAY

LOUNGE

14'1 (max) x 12'0 (max) (4.29m (max) x 3.66m (max))
Radiator. Feature fireplace. TV point.

DINING KITCHEN

13'9 (max) x 9'6 (max) (4.19m (max) x 2.90m (max))
Fitted with wall and base units. Sink unit. Oven, hob and extractor hood. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

12'8 (max) x 6'8 (max) (3.86m (max) x 2.03m (max))
Radiator.

BEDROOM

8'7 (max) 8'6 (max) (2.62m (max) 2.59m (max))
Radiator

BEDROOM

12'0 (max) x 5'2 (max) (3.66m (max) x 1.57m (max))
Radiator

BATHROOM

7'1 (max) x 6'8 (max) (2.16m (max) x 2.03m (max))
Panelled bath. Wash hand basin. Low level WC. Radiator.

OUTSIDE

The property is pavement fronted with an enclosed courtyard style area to the rear, which has been laid with artificial grass and has a small decked patio area with a gate providing access to the rear of the property.

COUNCIL TAX

Wigan Council Tax Band A.

TENURE

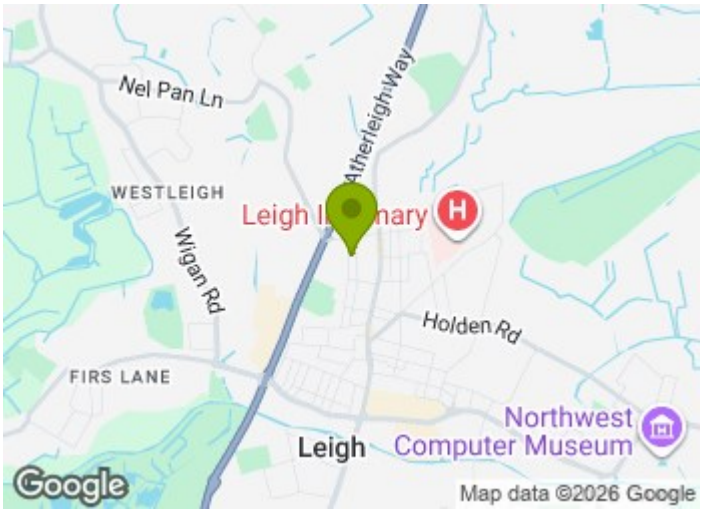
Leasehold

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 1RJ

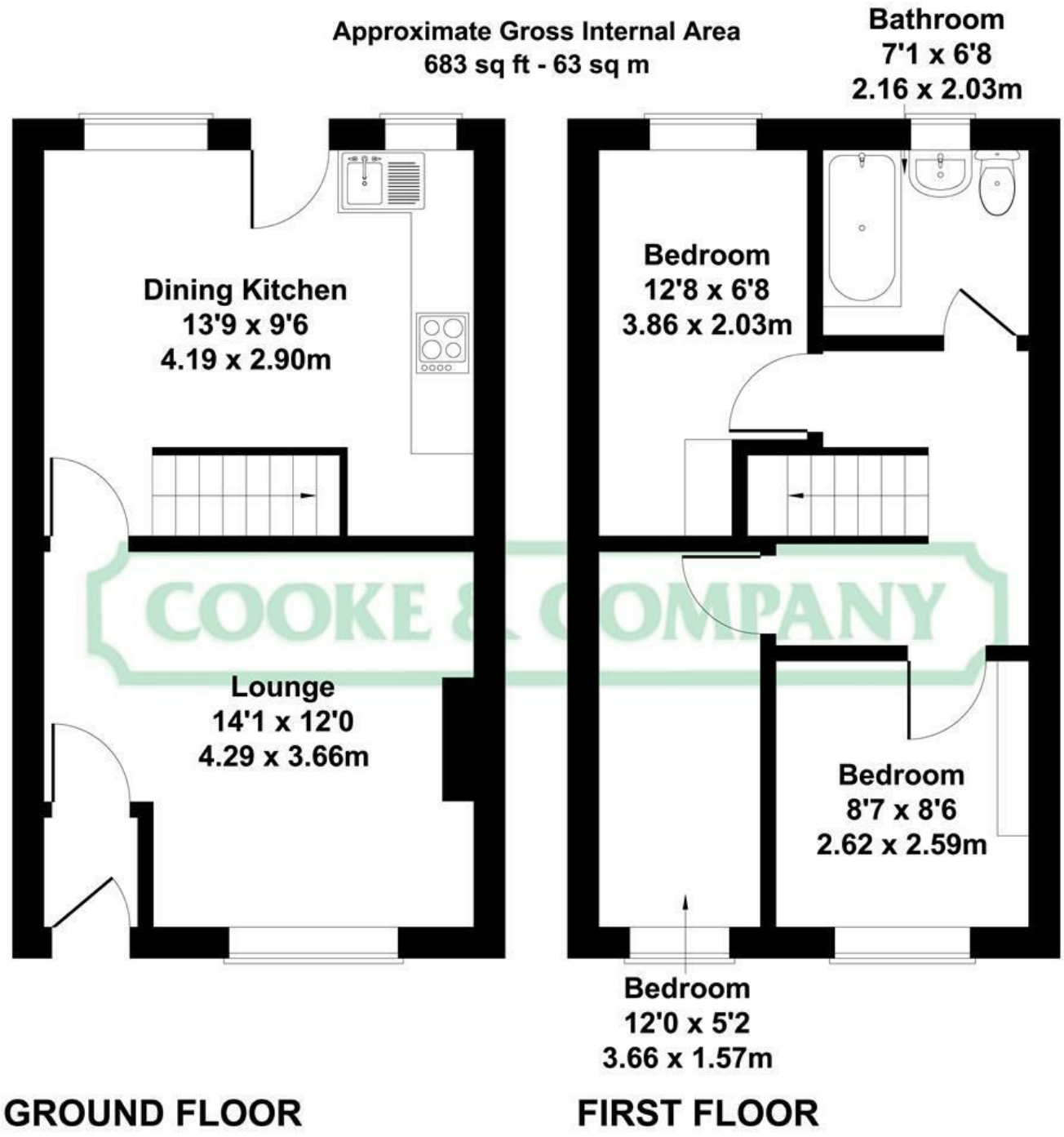








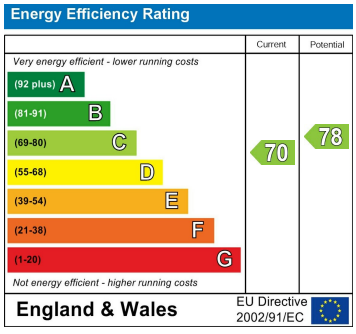
Floor Plan



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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