

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Miriam Grove, Leigh

Situated in a cul de sac position
within a short walk to local schools and public transport
is this well presented two bedroom semi-detached property
to include driveway and private rear garden

IDEAL HOME FOR A FIRST TIME BUYER

Asking Price £160,000

22 Miriam Grove

Leigh, WN7 3EX



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

14'7 (max) x 10'3 (max) (4.27m'2.13m (max) x 3.05m'0.91m (max))

Feature fire surround and gas fire. TV point.

DINING KITCHEN

13'4 (max) x 8'2 (max) (3.96m'1.22m (max) x 2.44m'0.61m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Dining area with double doors to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM

10'4 (max) x 10'3 (max) (3.05m'1.22m (max) x 3.05m'0.91m (max))

Radiator. TV point.

BEDROOM

9'6 (max) x 6'7 (max) (2.74m'1.83m (max) x 1.83m'2.13m (max))

Radiator. TV point.

BATHROOM

6'3 (max) x 5'5 (max) (1.83m'0.91m (max) x 1.52m'1.52m (max))

Panelled bath with shower fitment over bath. Vanity built in wash basin with storage. Low level WC. Mostly tiled walls.

OUTSIDE:

PARKING

The property benefits off road parking.

GARDENS

The garden to the front is mainly laid to

lawn with established plants. To the rear is a fully fenced private garden which is mainly laid to lawn with a paved patio area.

TENURE

Freehold

COUNCIL AND TAX BAND:

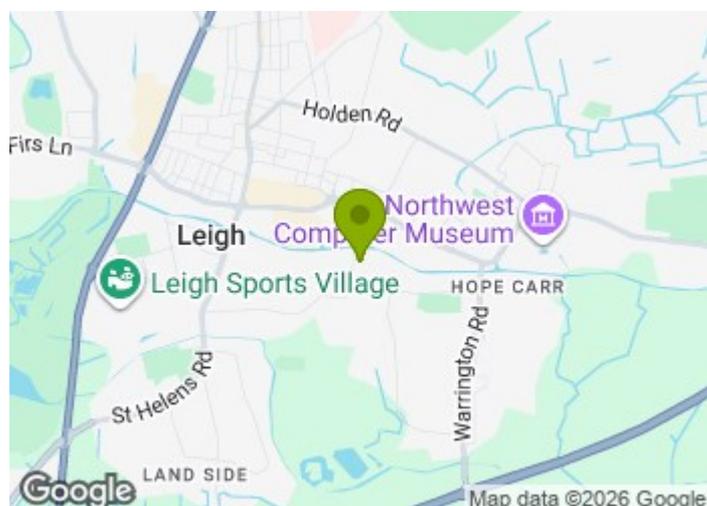
Wigan Council Tax Band B.

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

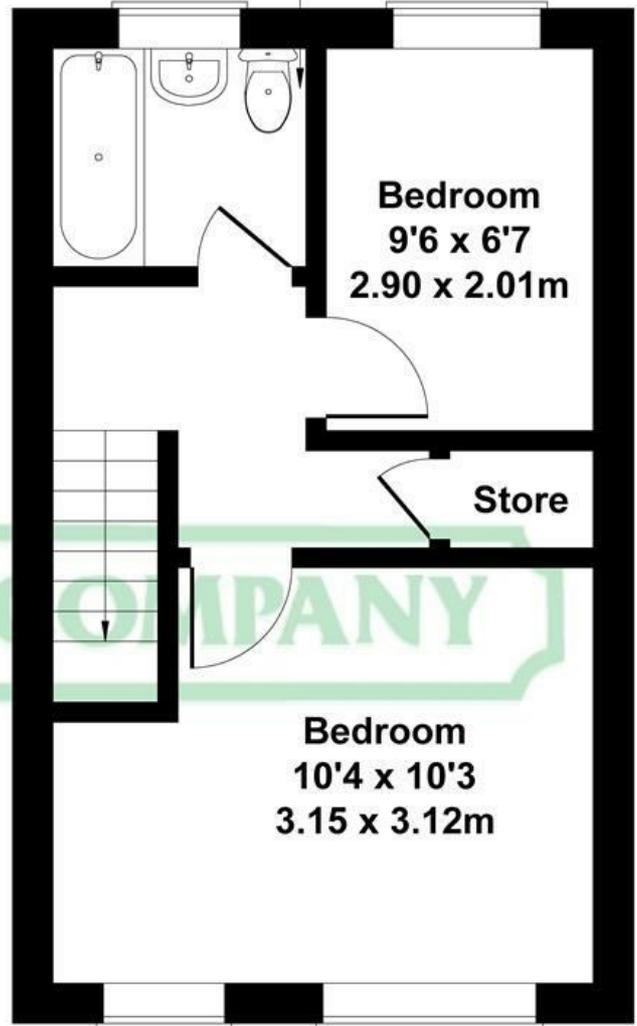
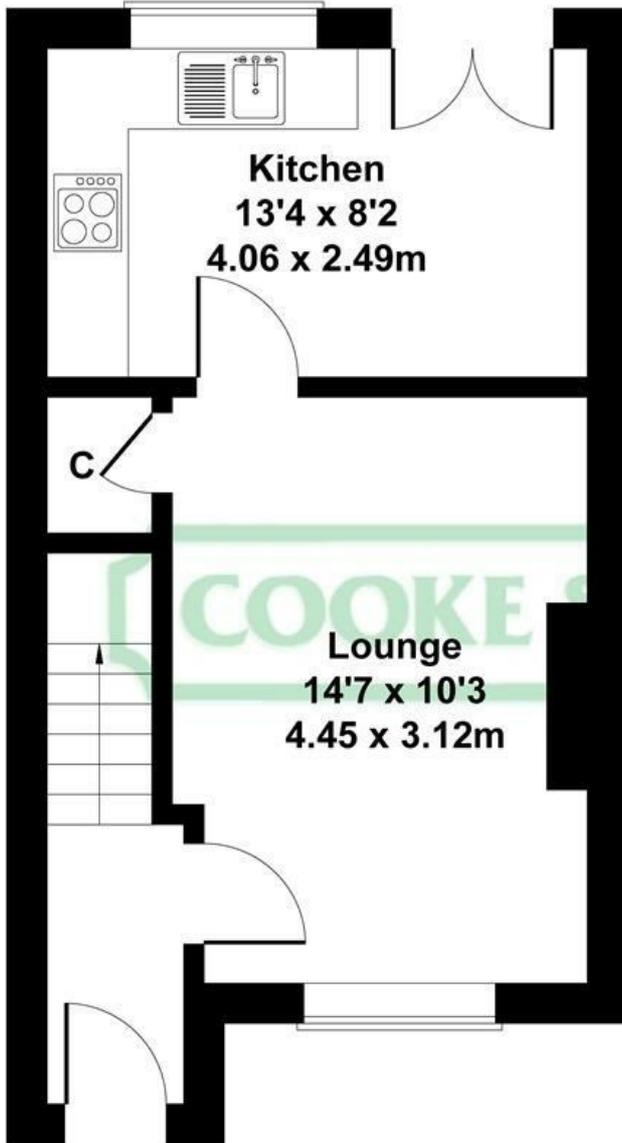
WN7 3EX



Floor Plan

Approximate Gross Internal Area
630 sq ft - 59 sq m

Bathroom
6'3 x 5'5
1.91 x 1.65m



GROUND FLOOR

FIRST FLOOR

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		86
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	