COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









# Wigan Road, Leigh

Situated in an established residential area
is this attractive two-bedroom mid terrace property offering
well proportioned living accommodation with convenient
access to the town centre and attractive views to the
front overlooking Playing Fields

**Asking Price £145,000**

# 143 Wigan Road

Leigh, WN7 5DE

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- VIEWING HIGHLY RECOMMENDED
- OPEN VIEWS OVER PLAYING FIELDS TO THE FRONT

In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE VESTIBULE:**

**LOUNGE**
14'8 (max) x 12'7 (max) (4.47m (max) x 3.84m (max) )
Feature fireplace. Radiator.

**DINING AREA**
14'8 (max) x 11'8 (max) (4.47m (max) x 3.56m (max) )

**KITCHEN**
14'1 (max) x 5'7 (max) (4.29m (max) x 1.70m (max))
Fitted kitchen with wall and base cupboards. Sink unit. With mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Door to outside.

**FIRST FLOOR:**

**LANDING:**

**BEDROOM**
18'0 (max) x 7'2 (max) (5.49m (max) x 2.18m (max) )
Radiator.

**BEDROOM**
14'6 (max) x 9'3 (max) (4.42m (max) x 2.82m (max) )
Radiator.

**BATHROOM**
11'7 (max) x 7'0 (max) (3.53m (max) x 2.13m (max) )
Panelled bath with overhead shower fitment. Shower screen. Built in vanity wash hand basin with storage,. Low level WC. Partly tiled walls. Heated Towel Radiator.

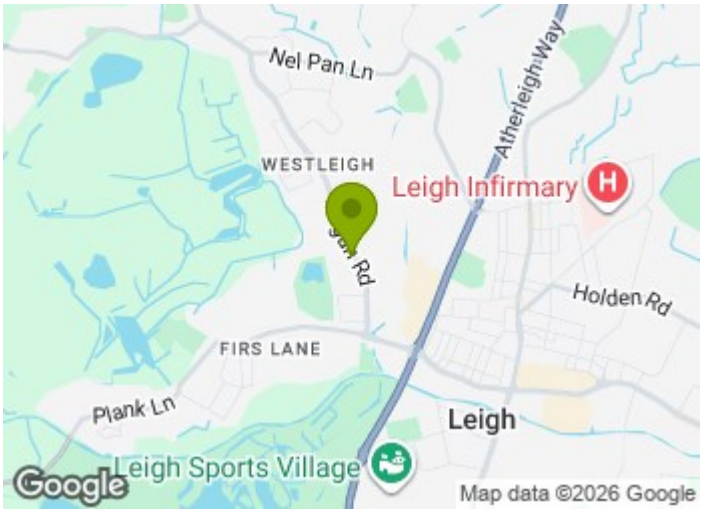
**OUTSIDE**
The property is garden fronted laid with artificial grass with a private enclosed area to the rear.

**TENURE**
Leasehold

**COUNCIL TAX**
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.

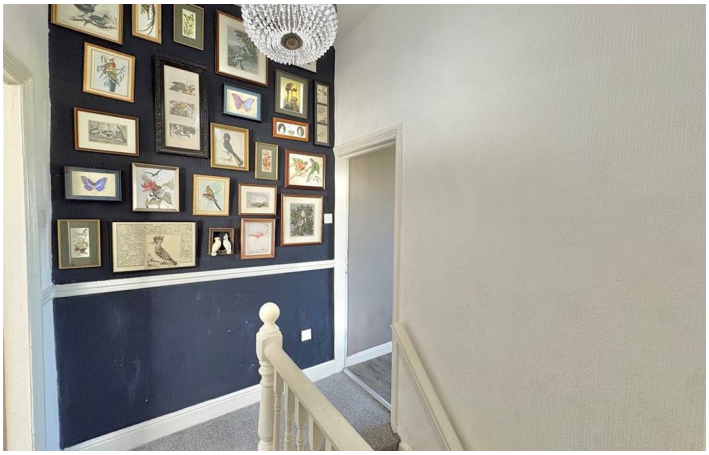



## Directions

WN7 5DE



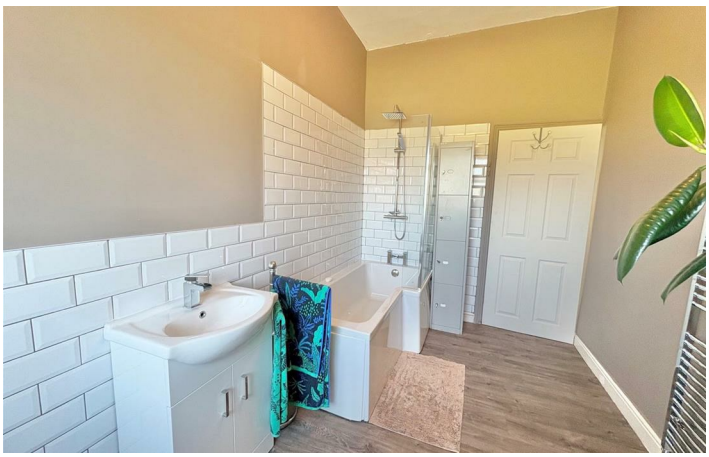






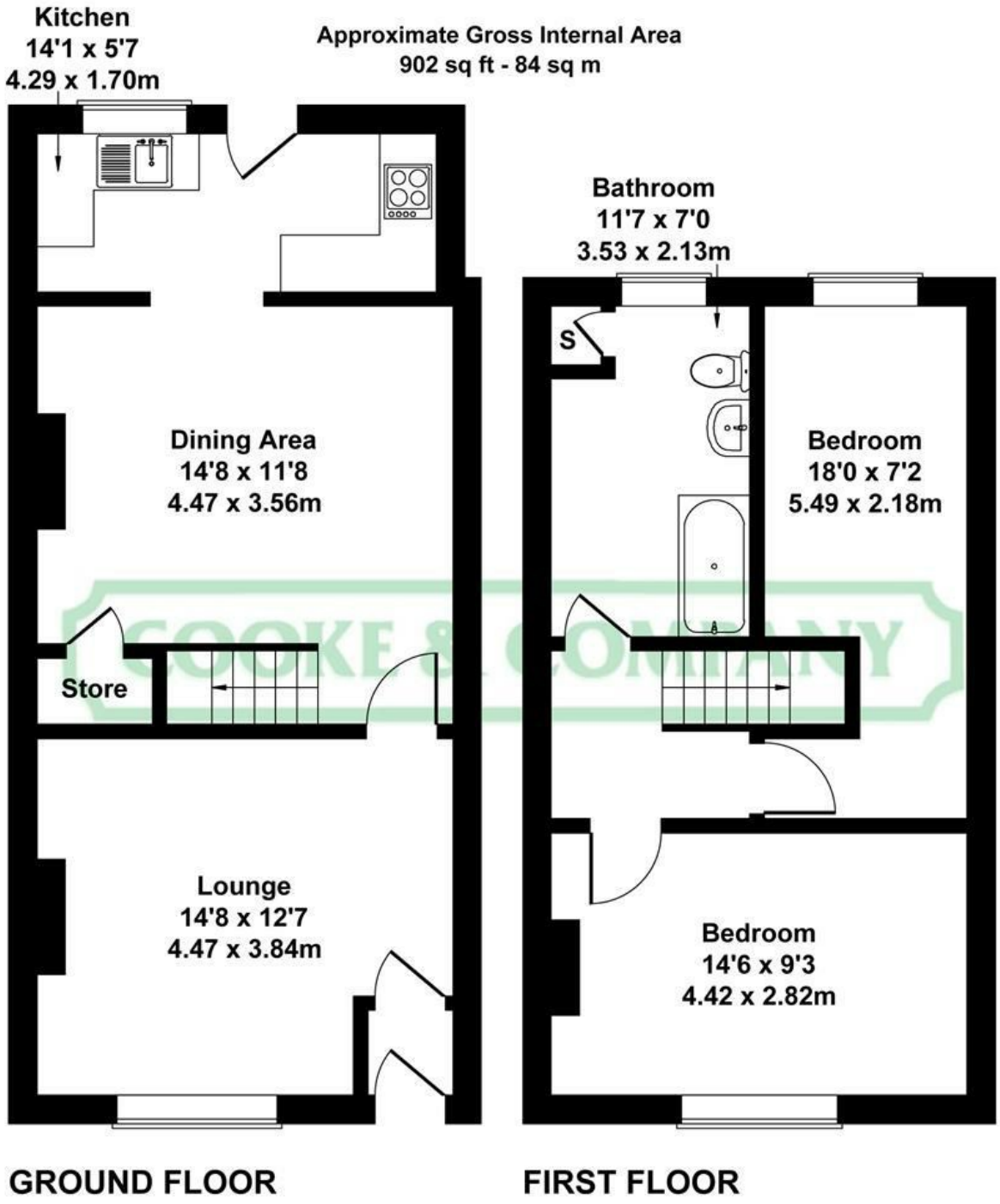








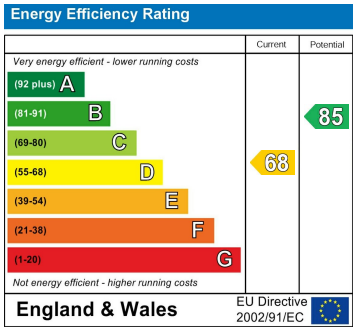
## Floor Plan




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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