



Meadowmead, Leigh

Situated in a well-established quiet cul de sac position with good access to the town and transport links is this modern and beautifully presented two bedroom mews house with parking for two vehicles and a garden to the rear

IDEAL HOME FOR A FIRST TIME BUYER

Asking Price £209,950

5 Meadowmead

Leigh, WN7 3GB



B

In further the accommodation comprises:-

LANDING

Radiator

TENURE

Leasehold

GROUND FLOOR

ENTTRANCE/HALLWAY

Radiator.

BEDROOM

12'7 (max) x 9'4 (max) (3.66m'2.13m (max)
x 2.74m'1.22m (max))

VIEWING

By appointment with the agents as
overleaf.

LOUNGE

12'6 (max) x 13'3 (max). (3.66m'1.83m
(max) x 3.96m'0.91m (max).)

French doors to garden. TV Point. Radiator

BEDROOM

9'7 (max) x 12'6 (max). (2.74m'2.13m
(max) x 3.66m'1.83m (max).)

COUNCIL TAX

Council Tax Band B

KITCHEN

8'9 (max) x 8'3 (max). (2.44m'2.74m (max)
x 2.44m'0.91m (max).)

Fully fitted modern kitchen with wall and
base cupboards. Tiled flooring. Sink unit
with mixer taps. Built in oven. Hob.

BATHROOM

Bath with overhead shower fitment Shower
screen. Wash basin. Low level WC.

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.

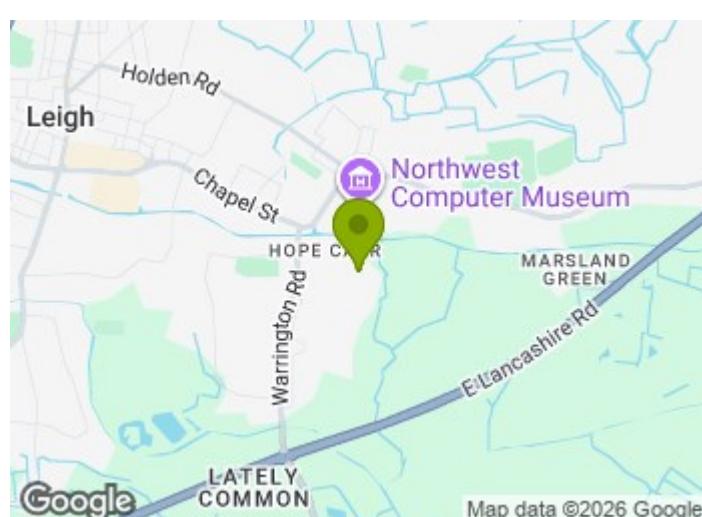
CLOAKROOM/WC

WC Toilet: Wash basin

OUTSIDE:

GARDENS

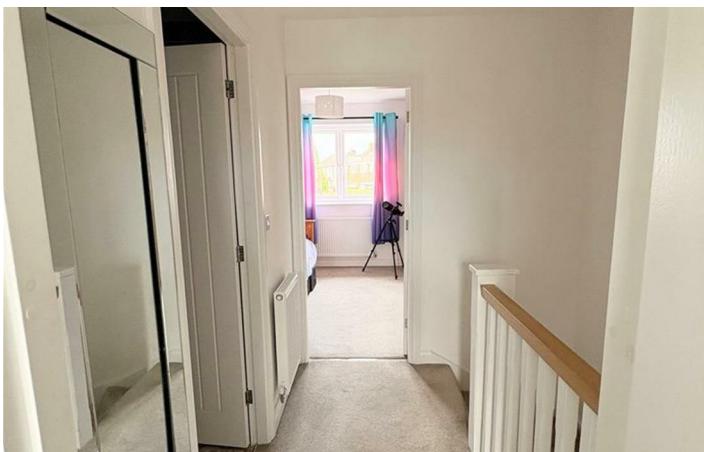
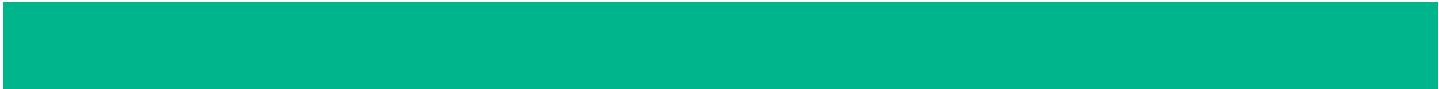
The property has allocated parking for two
vehicles to the front of the property. There is
an enclosed garden which is fully fenced
and mainly laid to lawn to the rear.



Directions

WN7 3GB

Map data ©2026 Google



Floor Plan

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	