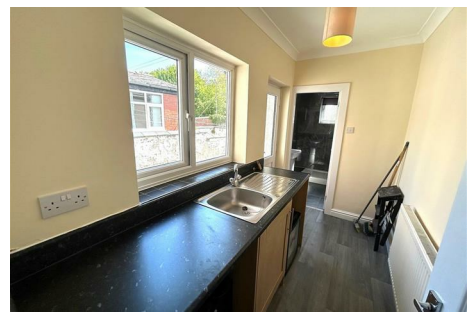


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manchester Road, Leigh

Situated in a very popular and well established location is well proportioned three bedroom garden fronted mid terrace property offering good sized accommodation over two floors to include an enclosed courtyard style area to the rear and all within walking distance of the town centre and local amenities

Asking Price £149,995

30 Manchester Road

Leigh, WN7 2AZ



In further the accommodation comprises:

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

12'1 (max) x 13'6 (max) (3.66m'0.30m (max) x 3.96m'1.83m (max))
Tv point. Radiator.

DINING KITCHEN

12'1 (max) x 13'8 (max) (3.66m'0.30m (max) x 3.96m'2.44m (max))
Fitted with wall and base cupboards. Sink unit with mixer taps. Oven hob and extractor. Part tiled walls. Radiator.

UTILITY ROOM

4'7(max) x 10'5 (max) (1.22m'2.13m(max) x 3.05m'1.52m (max))
Fitted with base cupboards. Sink unit. Plumbing for washing machine. Radiator.

BATHROOM

7'1 (max) x 6'5 (max) (2.13m'0.30m (max) x 1.83m'1.52m (max))
Modern suite. Walk in shower cubicle . Pedestal wash hand basin. Low level WC. Fully tiled walls and flooring. Heated towel rail.

FIRST FLOOR:

LANDING

BEDROOM

13'7 (max) x 9'5 (max) (3.96m'2.13m (max) x 2.74m'1.52m (max))
Radiator.

BEDROOM

12'0 (max) x 6'6 (max) (3.66m'0.00m (max) x 1.83m'1.83m (max))
Radiator.

BEDROOM

12'1 (max) x 6'7 (max) (3.66m'0.30m (max) x 1.83m'2.13m (max))
Radiator.

OUTSIDE:

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

TENURE

Leasehold

VIEWING

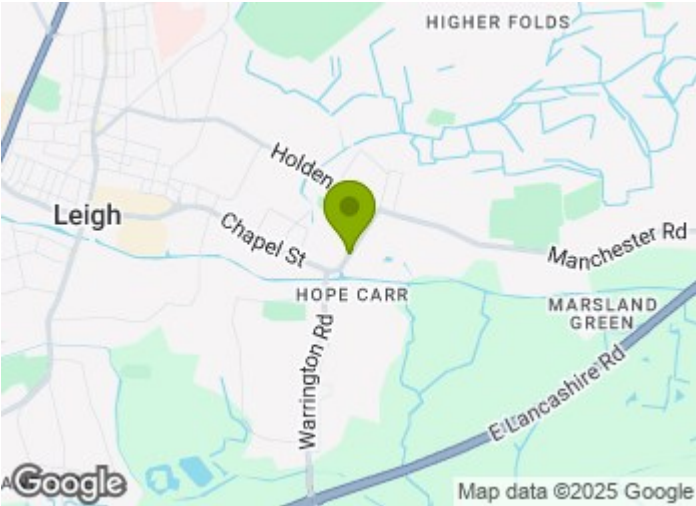
By appointment with the agents as overleaf.

COUNCIL TAX BAND

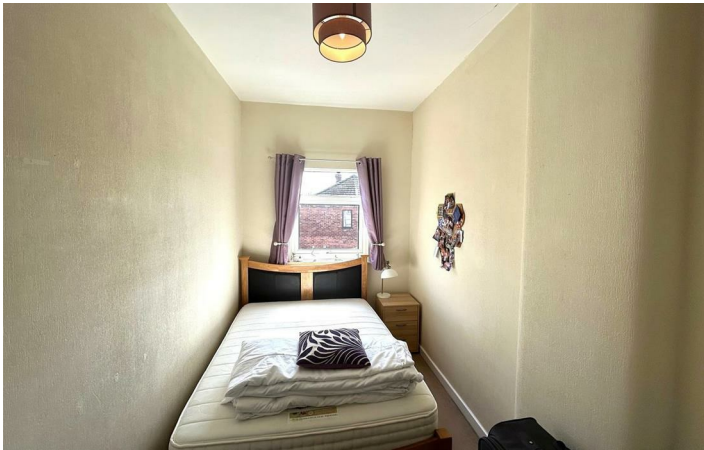
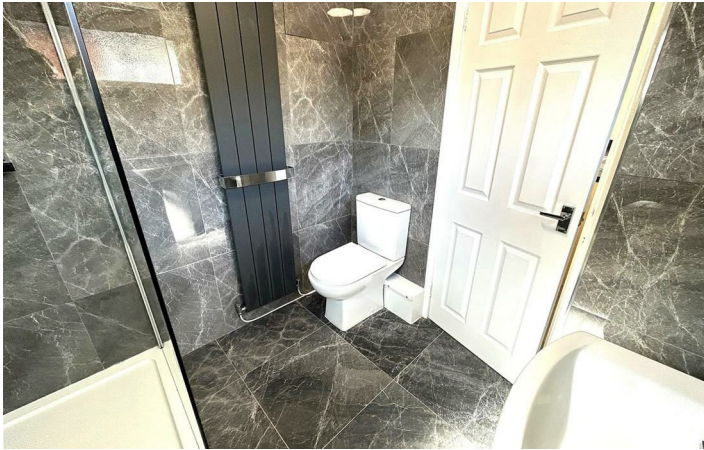
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PLEASE NOTE

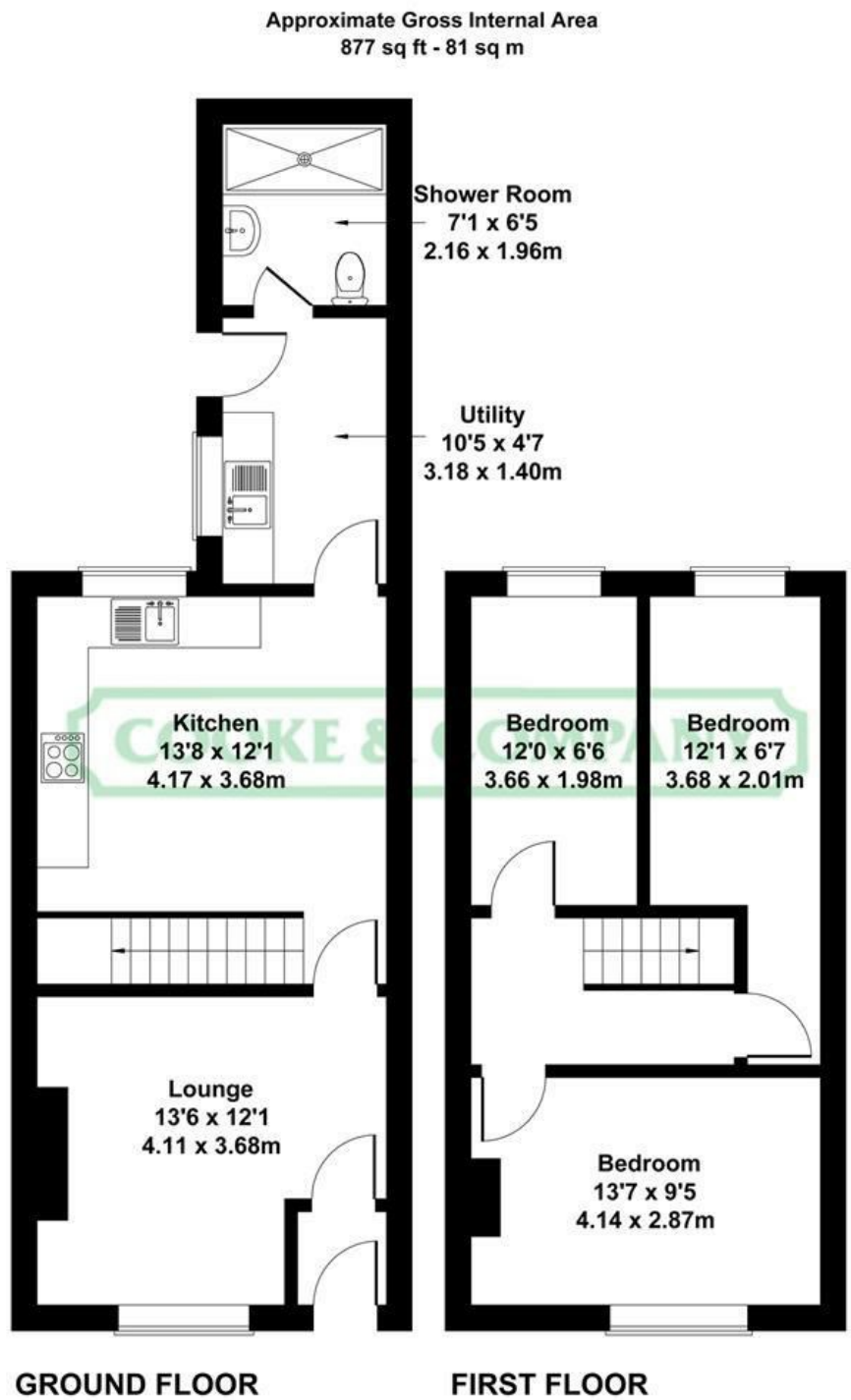
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
Sat Nav Ref: WN7 2AZ



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC