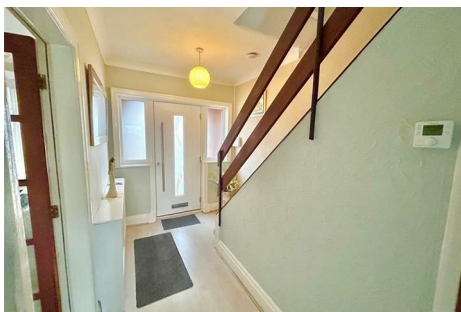


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Holden Road, Leigh

Situated close to local amenities and with easy access for commuters to transport links is this garden fronted three bedroom detached house with driveway leading to a detached garage

Early viewing highly recommended

**Asking Price £279,950**

# 353 Holden Road

## Leigh, WN7 2HS



In further the accommodation comprises:-

**GROUND FLOOR**

**HALLWAY**

Radiator.

**LOUNGE**

14'7 (max) x 11'11 (max). (4.27m'2.13m (max) x 3.35m'3.35m (max).)  
Bay window. Gas fire with surround. Radiator. TV point

**KITCHEN**

8'11 (max) x 6'11 (max). (2.44m'3.35m (max) x 1.83m'3.35m (max). )  
Fully fitted with wall and base units. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Radiator.

**DINING ROOM**

12'1 (max) x 11'11 (max). (3.66m'0.30m (max) x 3.35m'3.35m (max).)  
Radiators. French doors to rear.

**GARAGE**

13'1 (max) x 9'10 (max) (3.96m'0.30m (max) x 2.74m'3.05m (max))

**FIRST FLOOR**

**LANDING.**

**BEDROOM**

13'1 (max) x 11'11 (max). (3.96m'0.30m (max) x 3.35m'3.35m (max). )  
Bay window. Radiator.

**BEDROOM**

12'10 (max) x 12'1 (max) (3.66m'3.05m (max) x 3.66m'0.30m (max) )  
Radiator. Gas fire.

**BEDROOM**

8'2 (max) x 6'11 (max) (2.44m'0.61m (max) x 1.83m'3.35m (max) )  
Radiator.

**FAMILY BATHROOM**

6'3 (max) x 6'1 (max). (1.83m'0.91m (max) x 1.83m'0.30m (max). )  
Low level WC. Wet room style shower. Pedestal wash basin.

**OUTSIDE**

The property offers a driveway providing off street parking leading to a detached garage

**GARDENS**

The property is garden fronted. The rear garden is

south facing and features a paved patio area, and is low maintenance with raised flower beds, established plants and shrubs.

**TENURE**

Freehold

**VIEWING**

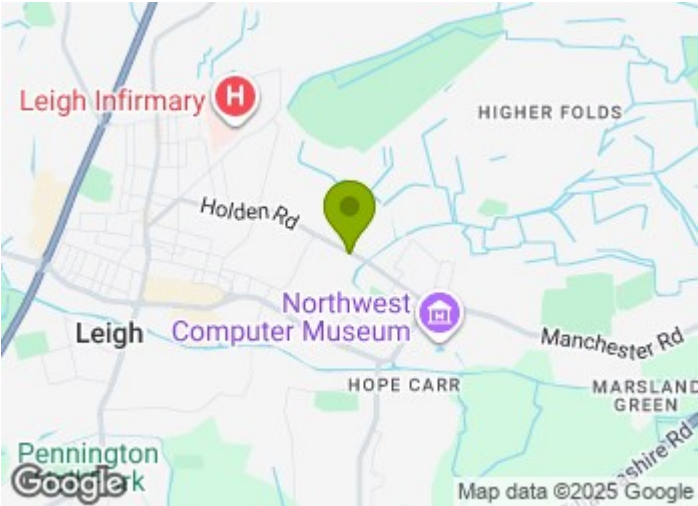
By appointment with the agents as overleaf.

**COUNCIL TAX**

Council Tax Band C

**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.



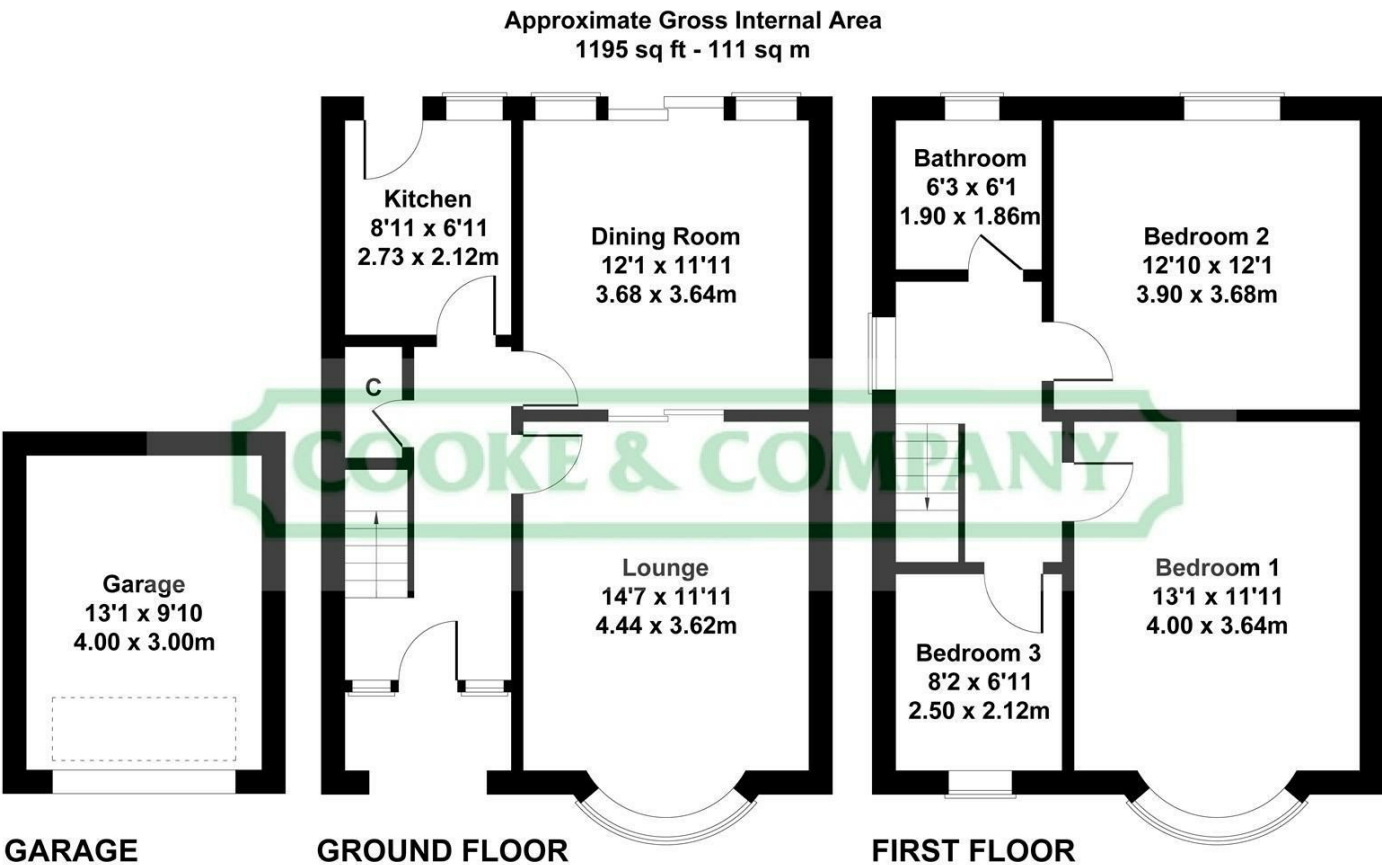
**Directions**  
WN7 2HS







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.

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