

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Twist Lane, Leigh

Situated in a popular location with excellent access to the town centre and retail park is this spacious pavement fronted mid terrace property with three bedrooms offering well proportioned living accommodation throughout

Asking Price £124,950

267 Twist Lane

Leigh, WN7 4EH



• SITUATED IN A POPULAR AREA

• IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE:

LOUNGE

14'2(max) x 13'3 (max) (4.27m'0.61m(max)
x 3.96m'0.91m (max))
TV point. Fireplace.

DINING ROOM

13'3 (max) x 10'1 (max) (3.96m'0.91m
(max) x 3.05m'0.30m (max))
Radiator.

KITCHEN

13'4 (max) x 6'2 (max) (3.96m'1.22m (max)
x 1.83m'0.61m (max))
Fitted with wall and base cupboards. Sink
unit with mixer tap. Plumbing for washing
machine. Oven. Hob. Extractor hood. Tiled
flooring. Door to rear of property.

FIRST FLOOR:

LANDING

BEDROOM

11'6 (max) x 7'1 (max) (3.35m'1.83m (max)
x 2.13m'0.30m (max))

BEDROOM

11'2 (max) x 6'0 (max) (3.35m'0.61m (max)
x 1.83m'0.00m (max))

BEDROOM,

9'8 (max) x 6'3 (max) (2.74m'2.44m (max) x
1.83m'0.91m (max))

BATHROOM

9'6 (max) x 6'5 (max) (2.74m'1.83m (max)
x 1.83m'1.52m (max))
Panelled bath with overhead shower
fitment. Shower screen. Pedestal wash
hand basin. Low level WC. Fully tiled walls

OUTSIDE:

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

TENURE

Leasehold

VIEWING

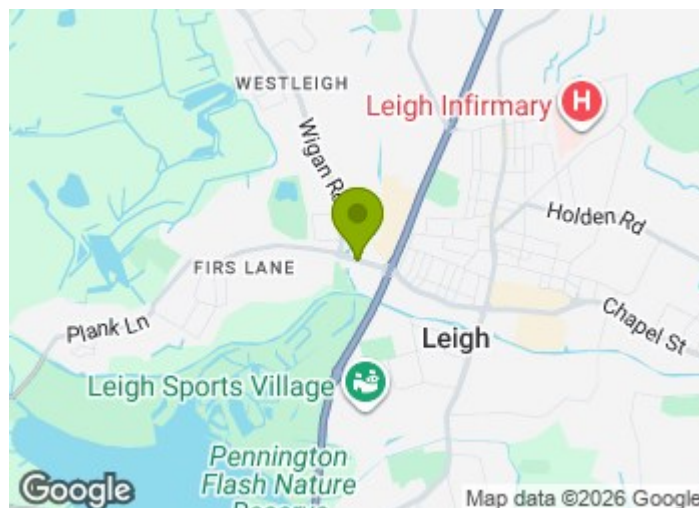
By appointment with the agents as
overleaf.

COUNCIL TAX

Council Tax Band A

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.



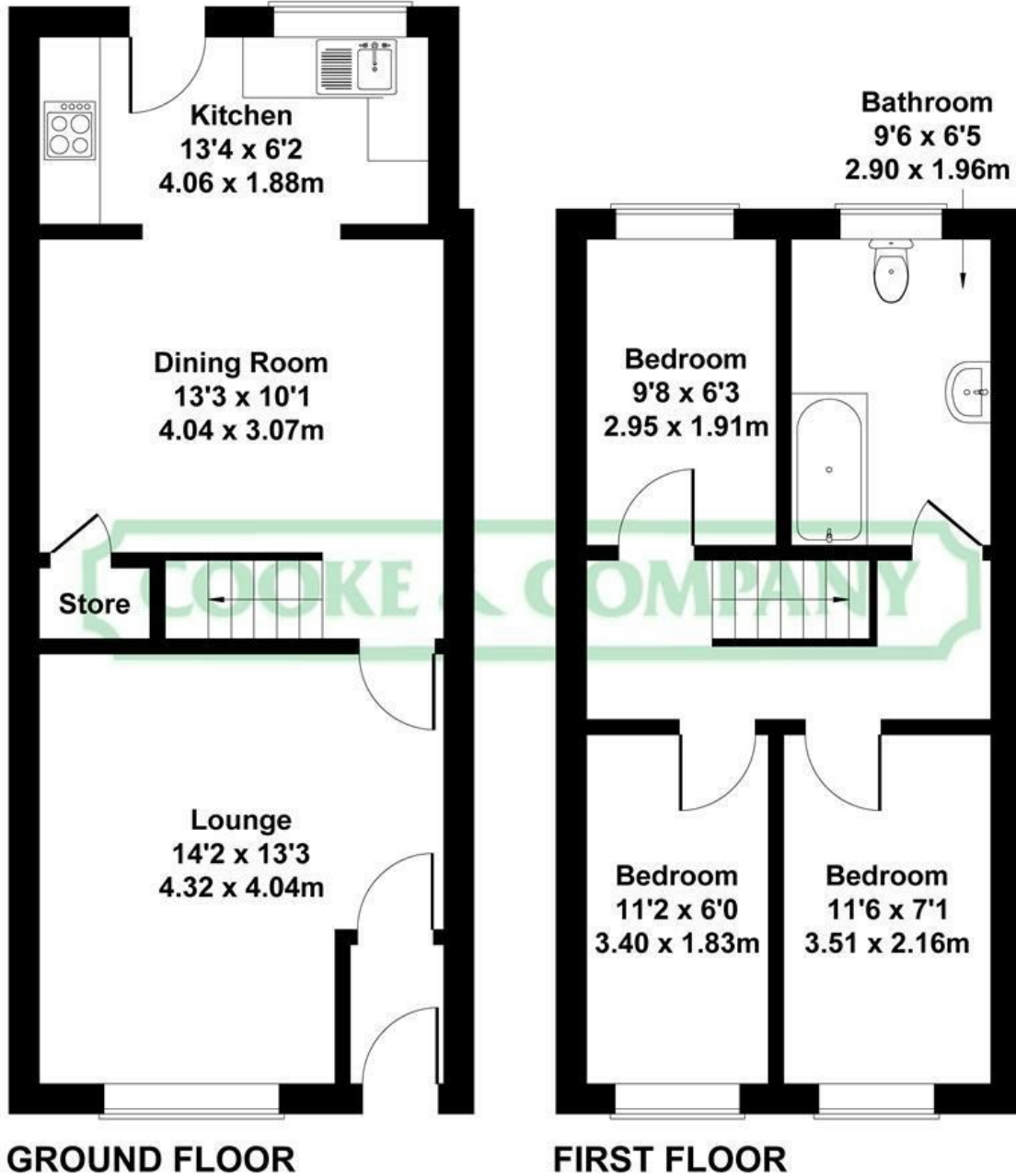
Directions

WN7 4EHY



Floor Plan

Approximate Gross Internal Area
828 sq ft - 77 sq m



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		
(81-91)	B		87
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	