COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Warrington Road, Leigh

Situated in an established residential location
with good access to local schools and the A580 East Lancs Road
is this well-presented garden fronted mid terraced property
with three bedrooms and a private paved garden to the rear
with gates allowing vehicular access

Asking Price £169,995

146 Warrington Road

Leigh, WN7 3XF

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- VIEWING HIGHLY RECOMMENDED
- ESTABLISHED RESIDENTIAL LOCATION

In further detail the property includes:- On the ground floor: Entrance Hall, lounge, kitchen and cloakroom/WC Whilst on the first floor there are three bedrooms and a family bathroom/WC.

GROUND FLOOR:

ENTRANCE HALL

LOUNGE
14'2 (max) x 12'4 (max) (4.32m (max) x 3.76m (max))
LOUNGE: 14'2 (max) x 12'4 (max) Modern electric fire. TV Point. Radiator.

KITCHEN
12'5 (max) x 9'8 (max) (3.78m (max) x 2.95m (max))
Fitted with base units and wall cupboards. Inset sink. Extractor hood. Plumbing for washing machine. Door to rear.

CLOAKROOM/WC
Low level WC. Wash basin.

FIRST FLOOR:

LANDING

BEDROOM
11'1 (max) x 8'9 (max) (3.38m (max) x 2.67m (max))
Radiator.

BEDROOM
12'5 (max) x 7'9 (max) (3.78m (max) x 2.36m (max))
Radiator.

BEDROOM
9'6 (max) x 7'5 (max) (2.90m (max) x 2.26m (max))
Radiator.

BATHROOM
6'4 (max) x 5'4 (max) (1.93m (max) x 1.63m (max))
Panelled bath with overhead shower fitment. Shower screen. Vanity built in wash basin with storage. Low level WC. Radiator. Fully tiled walls.

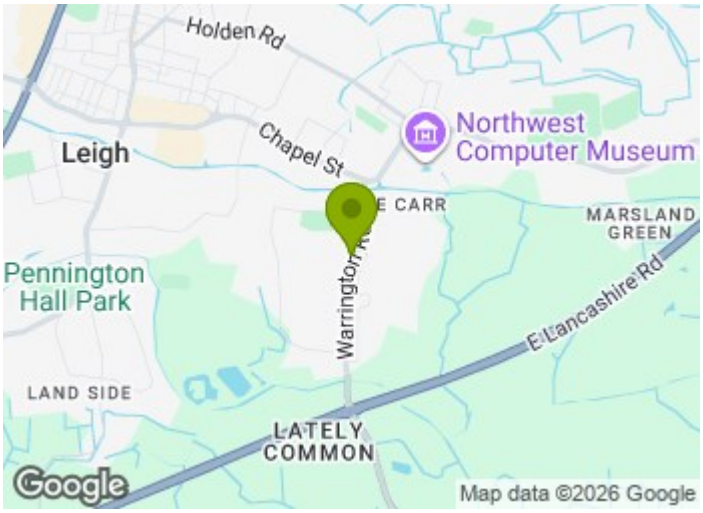
OUTSIDE
The property is garden fronted with an enclosed courtyard style area to the rear with gates allowing vehicular access.

TENURE
Freehold

COUNCIL AND TAX BAND
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 3XF











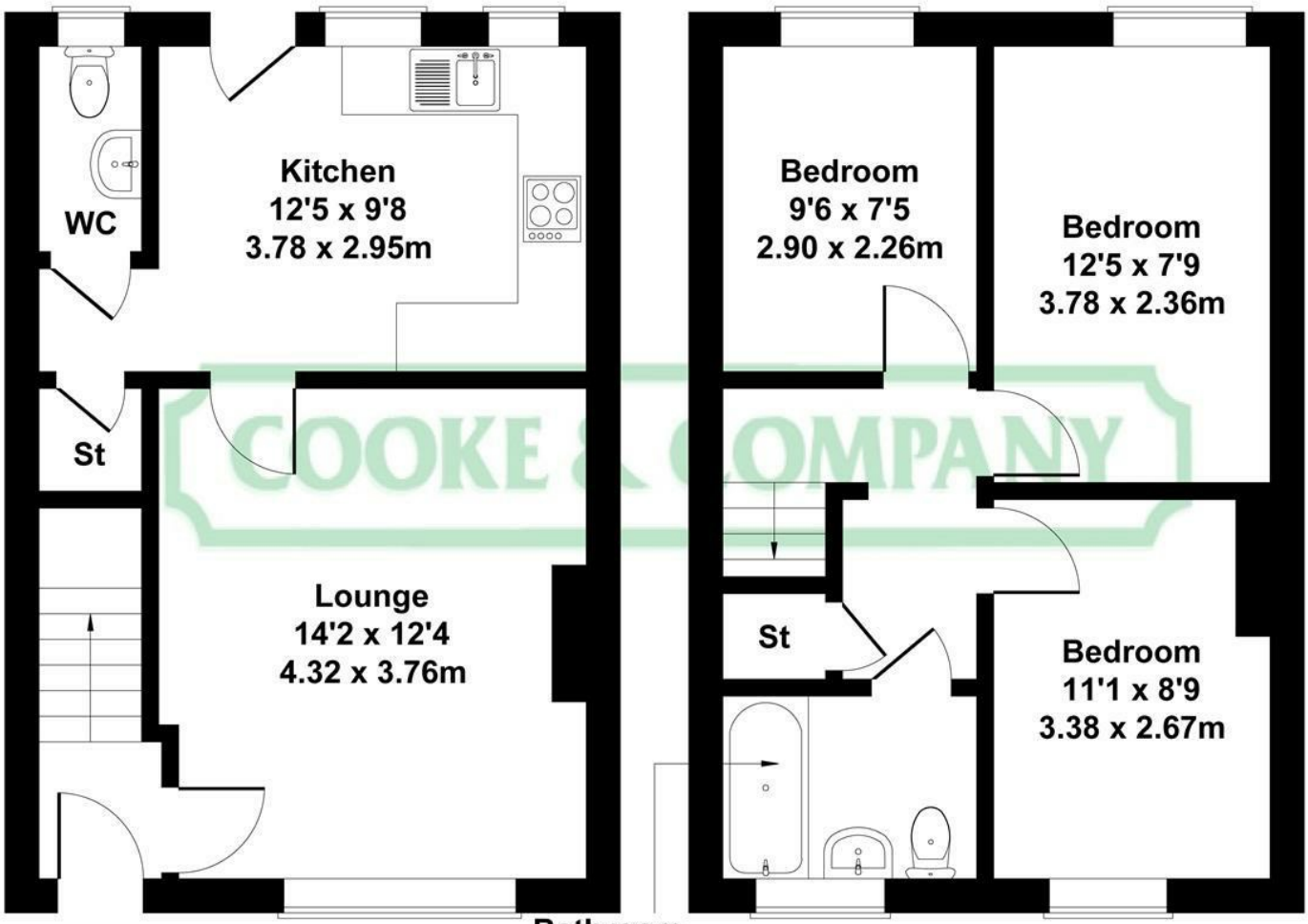






Floor Plan

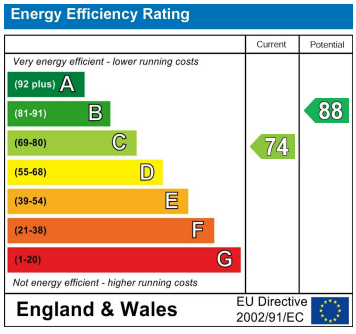
Approximate Gross Internal Area
779 sq ft - 72 sq m



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 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