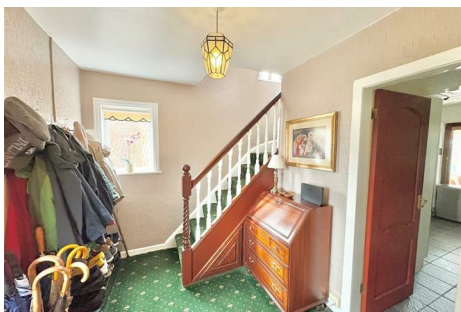


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bold Street, Leigh

Situated in a well-established location with excellent access to the town centre is this attractive detached family home with three bedrooms offering well-proportioned living accommodation over two floors including a conservatory, off road parking, detached garage and a spacious garden to the rear

Asking Price £285,000

120 Bold Street

Leigh, WN7 1EZ



In further detail the property includes: On the ground floor: entrance, lounge, dining room, kitchen and a conservatory. Whilst on the first floor there are three bedrooms and family bathroom/WC. The property has gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE HALL

LOUNGE
13'1 (max) x 10'11 (max) (3.99m (max) x 3.33m (max))
Fireplace and Surround. TV Point. Bay window. Radiator

DINING ROOM
12'6 (max) x 10'11 (max) (3.81m (max) x 3.33m (max))
Radiator.

KITCHEN
10'1 (max) x 6'9 (max) (3.07m (max) x 2.06m (max))
Fitted with wall and base units. Plumbing for washing machine. Inset sink with mixer tap. Built in oven. Hob. Extractor. Door to conservatory.

CONSERVATORY
11'1 (max) x 8'2 (max) (3.38m (max) x 2.49m (max))
Tiled flooring. Doors to garden

GARAGE
14'9 (max) x 9'10 (max) (4.50m (max) x 3.00m (max))

FIRST FLOOR:

LANDING

BEDROOM
14'4 (max) x 11'2 (max) (4.37m (max) x 3.40m (max))
Bay window. Fitted wardrobes and units. Radiator

BEDROOM
11'2 (max) x 10'3 (max) (3.40m (max) x 3.12m (max))
Fitted wardrobes. Radiator

BEDROOM
10'0 (max) x 8'9 (max) (3.05m (max) x 2.67m (max))
Radiator

BATHROOM
8'8 (max) x 7'2 (max) (2.64m (max) x 2.18m (max))
Large enclosed shower cubicle. Low level WC. Pedestal wash basin. Storage cupboard.

OUTSIDE:
The property is garden fronted and approached via an entrance driveway, offering ample off-road parking, leading to a detached garage. To the rear is a spacious garden which is mainly laid to lawn with raised flowerbeds and established plants and shrubs. In addition, there is a paved patio area which is perfect for outdoor entertaining.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band C

VIEWING
By appointment with the agents as overleaf.

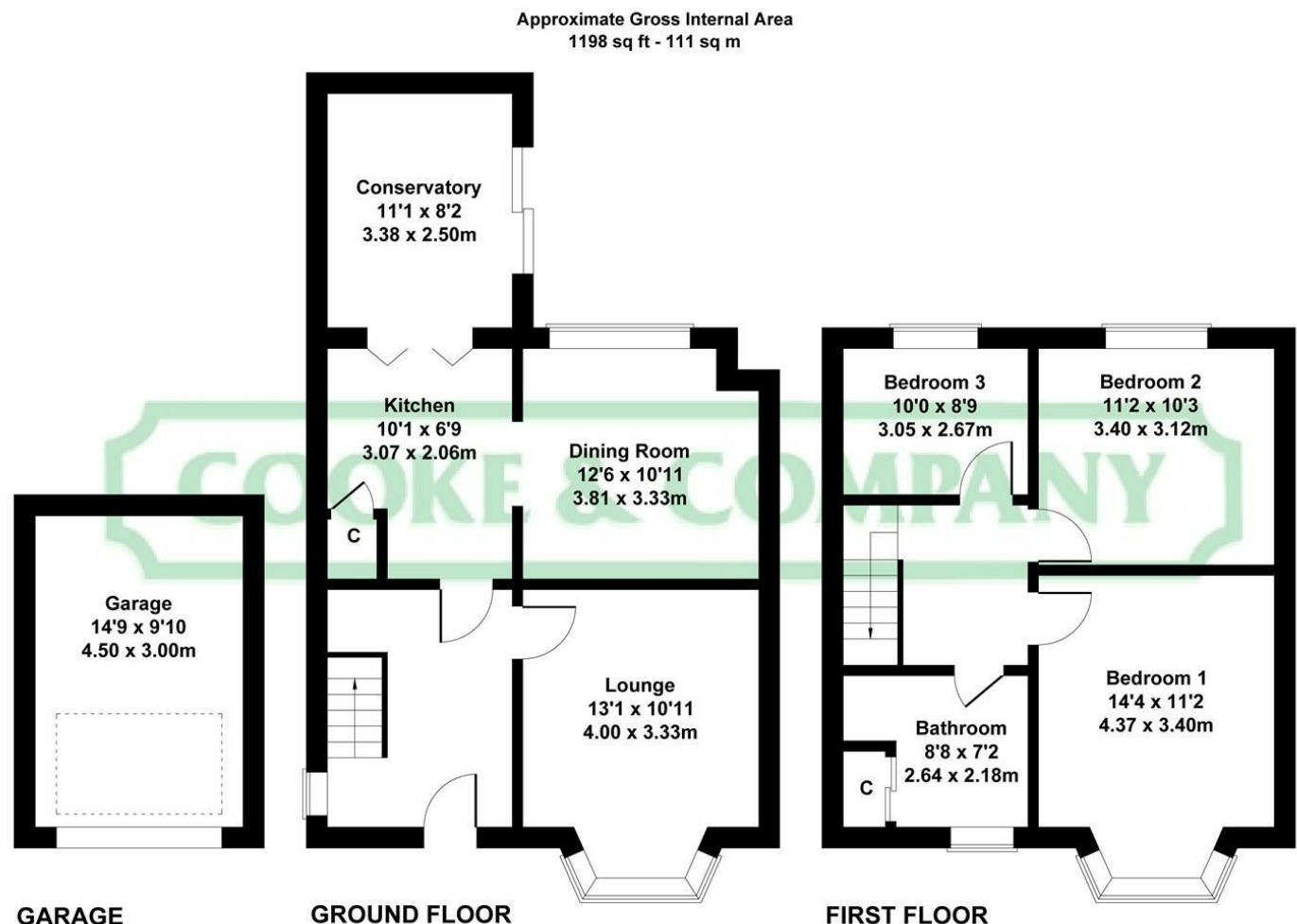
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to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



Directions
WN7 1EZ



Floor Plan



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.

