

# 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 £178,000**

# 146 Warrington Road

## Leigh, WN7 3XF



- 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**

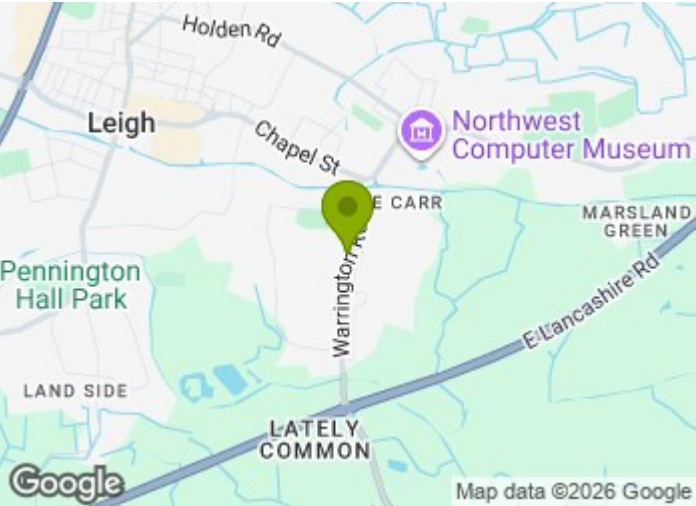
Wigan Council Tax Band A.

**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.

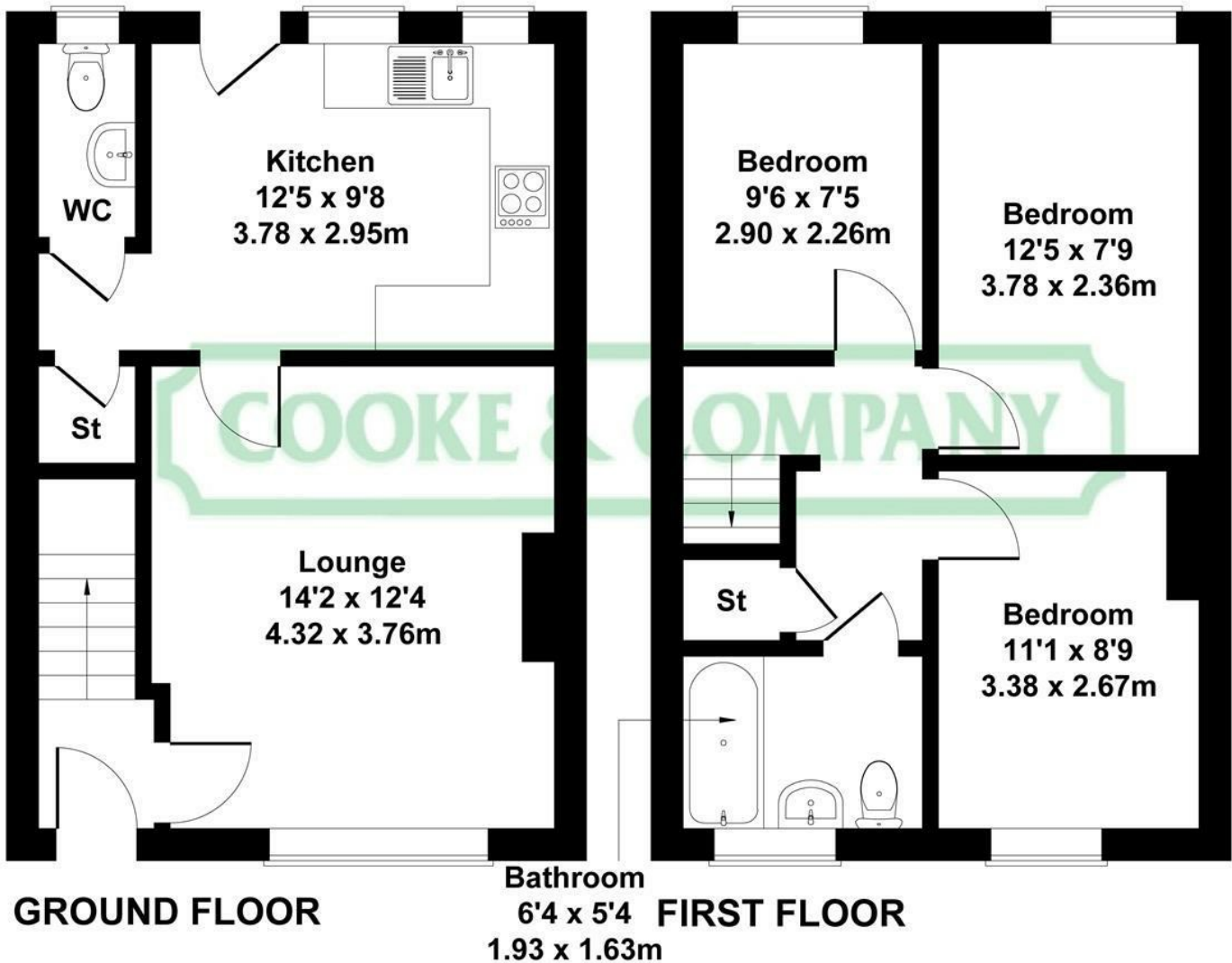


**Directions**  
WN7 3XF



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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