COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Orchard Close, Leigh

Situated in a well
established residential location is
this well-proportioned three-bedroom mews style home
with gardens to the front and rear offering
an ideal home for a first time buyer

Asking Price £139,950

36 Orchard Close

Leigh, WN7 1NY

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- IDEAL HOME FOR A FIRST TIME BUYER
- WELL ESTABLISHED LOCATION

In further detail the property includes: On the ground floor: Entrance hall, lounge, dining room, kitchen and WC. Whilst on the first floor there are three bedrooms and a family bathroom. The property benefits from double glazing

GROUND FLOOR:

ENTRANCE HALL
Built in store cupboard.

LOUNGE
13'4 (max) x 11'5 (max) (4.06m (max) x 3.48m (max))
Heater. Fire and surround. French doors to outside.

DINING ROOM
13'7 (max) x 9'8 (max) (4.14m (max) x 2.95m (max))
Heater. Open plan staircase..

KITCHEN
9'9 (max) x 7'4 (max) (2.97m (max) x 2.24m (max))
Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Oven. Hob. Extractor. Part tiled walls. Door to outside.

WC
Low level WC. Wash basin.

FIRST FLOOR:

LANDING
Access to loft.

BEDROOM
10'9 (max) x 10'7 (max) (3.28m (max) x 3.23m (max))
Heater

BEDROOM
10'9 (max) x 8'8 (max) (3.28m (max) x 2.64m (max))
Heater

BEDROOM
9'8 (max) x 8'5 (max) (2.95m (max) x 2.57m (max))
Heater

BATHROOM
7'6 (max) x 5'6 (max) (2.29m (max) x 1.68m (max))
Panelled bath with shower fitment over bath including shower screen. Low level WC. Pedestal wash hand basin.

OUTSIDE:
The property is garden fronted with an enclosed, fully paved low maintenance 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 1NY







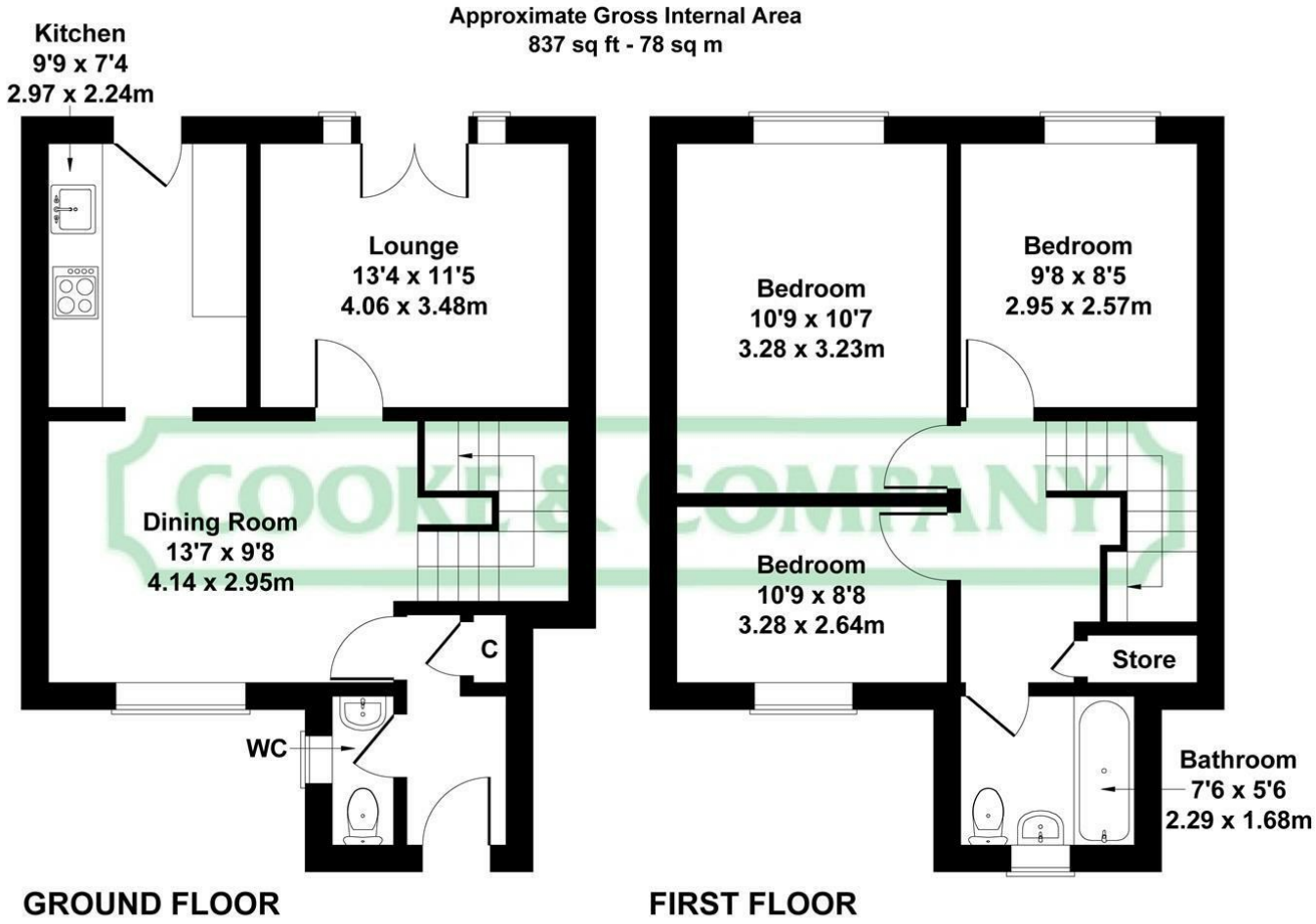








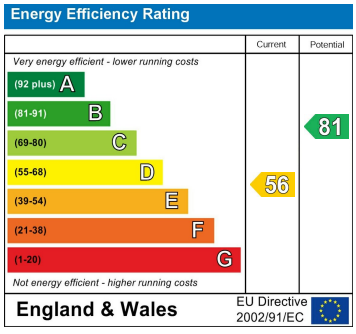
Floor Plan



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.



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