

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Walmesley Road, Leigh

Situated in a popular location with good access to local schools, the Town Centre and The Parsonage Retail Park is this garden fronted mid terraced family property with two bedrooms offering an ideal first purchase

(EXCELLENT FIRST TIME HOME)

Asking Price £145,000

143 Walmesley Road

Leigh, WN7 1XN



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'2 (max) x 14'0 (max) (4.27m'0.61m (max) x 4.27m'0.00m (max))
TV point. Radiator. Feature fire and surround.

KITCHEN/DINING

13'7 (max) x 10'1 (max) (3.96m'2.13m (max) x 3.05m'0.30m (max))
Fully fitted with wall and base cupboards.
Sink unit with mixer tap.

UTILITY

6'8 (max) x 4'0 (max) (1.83m'2.44m (max) x 1.22m'0.00m (max))
Plumbing for washing machine. Work surface.

FIRST FLOOR:

LANDNG

BEDROOM

14'11 (max) x 11'5 (max) (4.27m'3.35m (max) x 3.35m'1.52m (max))
Radiator. Feature fireplace.

BEDROOM

16'0 (max) x 6'8 (max) (4.88m'0.00m (max) x 1.83m'2.44m (max))
Radiator.

BATHROOM

10'4 (max) x 6'9 (max) (3.05m'1.22m (max) x 1.83m'2.74m (max))
Panelled bath. Pedestal wash hand basin.
Low level WC. Radiator.

OUTSIDE:

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

TENURE

Leasehold

VIEWING

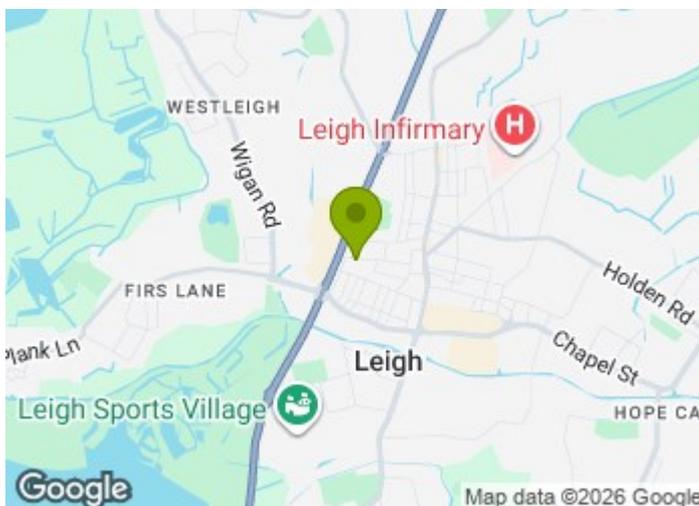
By appointment with the agents as overleaf.

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.

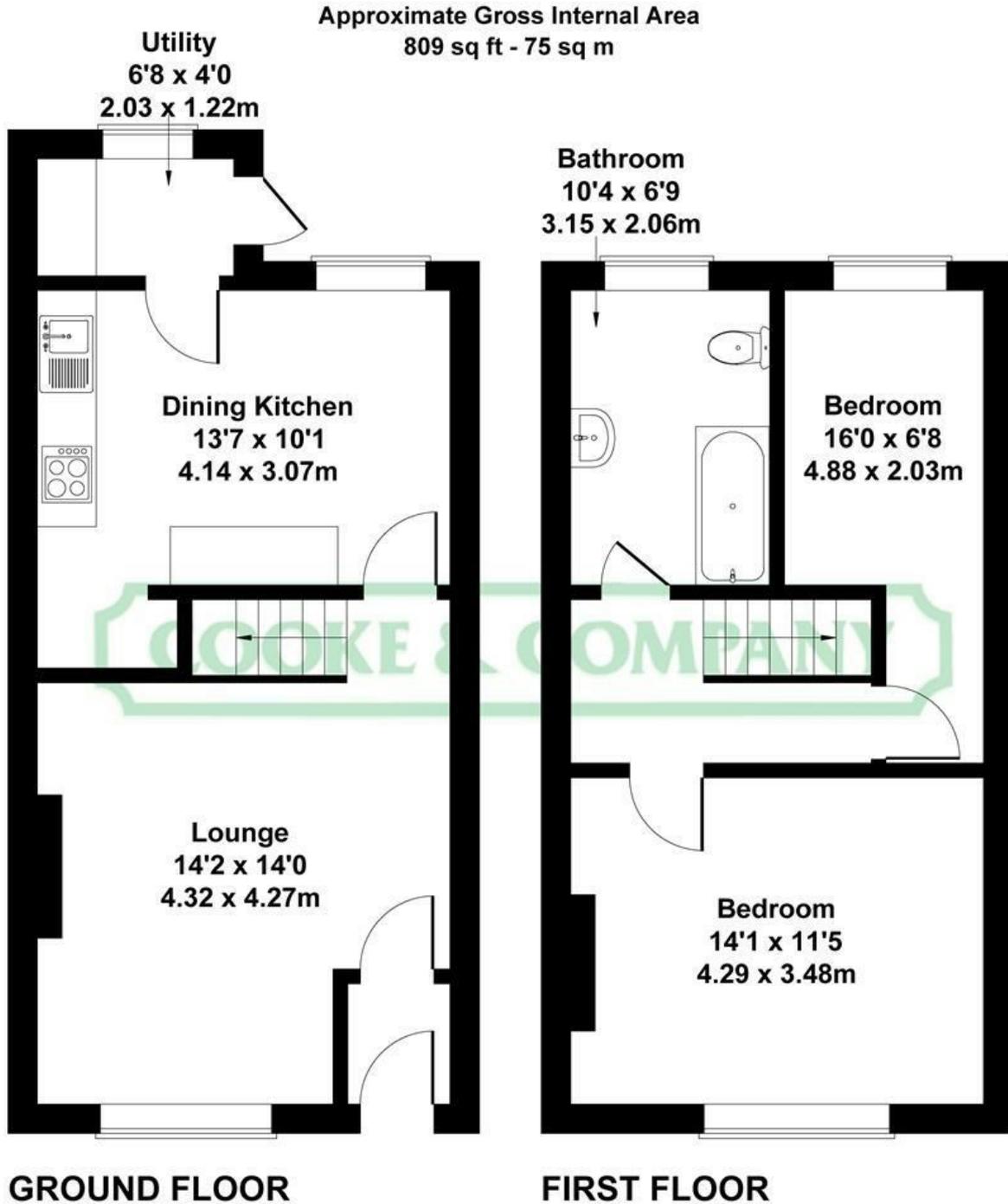


Directions

WN7 1XN



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