

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Kirkhall Lane, Leigh

Situated in a popular location is this very spacious two-bedroom end terrace garden fronted property offering well proportioned living accommodation over two floors offering excellent first time accommodation with an enclosed courtyard style rear

(EXCELLENT FIRST TIME HOME)

Asking Price £135,000

10 Kirkhall Lane

Leigh, WN7 1RY



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

13'3 (max) x 10'4 (max) (3.96m'0.91m (max) x 3.05m'1.22m (max))
Fire surround. TV point.

DINING ROOM

15'9 (max) x 12'1 (max). (4.57m'2.74m (max) x 3.66m'0.30m (max).)
15'9 (max) x 12'1 (max). Radiator. Doors to rear.

KITCHEN

12'8 (max) x 5'8 (max) (3.66m'2.44m (max) x 1.52m'2.44m (max))
Fitted kitchen with wall and base cupboards. Sink unit with mixer taps.
Plumbing for washing machine. Extractor

FIRST FLOOR:

LANDING

BEDROOM

11'4 (max) x 10'4 (max) (3.35m'1.22m (max) x 3.05m'1.22m (max))
Radiator.

BEDROOM

18'4 (max) x 7'5 (max) (5.49m'1.22m (max) x 2.13m'1.52m (max))
Radiator.

SHOWER ROOM

12'10 (max) x 7'8 (max) (3.66m'3.05m (max) x 2.13m'2.44m (max))
Shower cubicle. Pedestal wash hand basin. Low level WC.

OUTSIDE:

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

TENURE

Leasehold

VIEWING

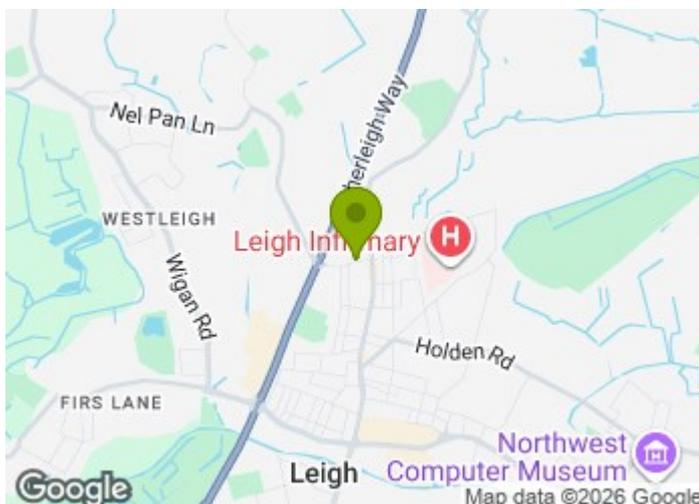
By appointment with the agents as overleaf.

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.



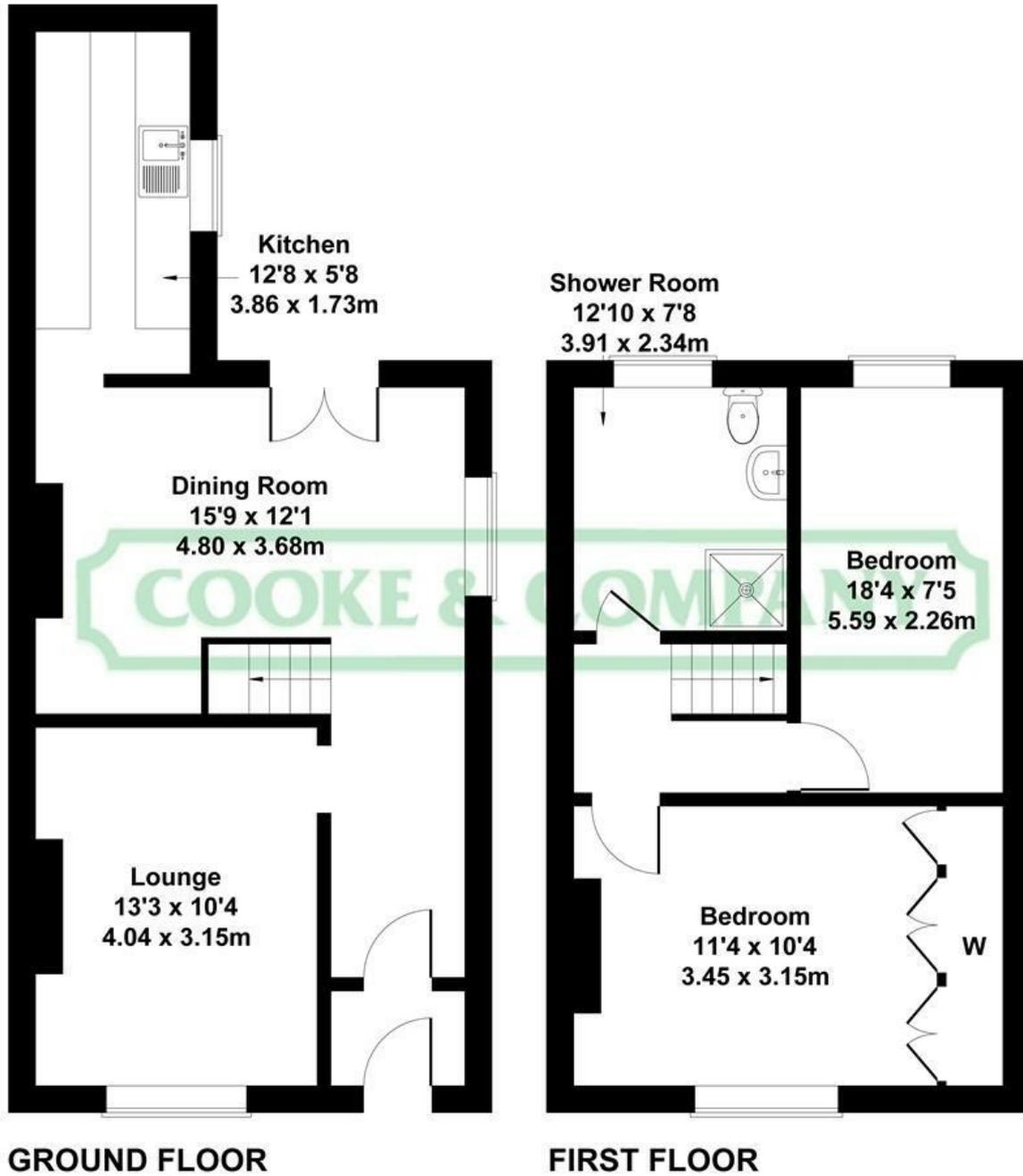
Directions

WN7 1RY



Floor Plan

Approximate Gross Internal Area
888 sq ft - 82 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	