

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Leigh Road, Leigh

Situated in a well-established residential location with good access to the town is this two bedroom pavement fronted, -terraced house with an enclosed courtyard style yard to the rear

IDEAL HOME FOR A FIRST TIME BUYER

**Asking Price £117,500**

# 180 Leigh Road

Leigh, WN7 1SH



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE

### LOUNGE

12'9 (max) x 12'5 (max). (3.66m'2.74m (max) x 3.66m'1.52m (max). )

Feature fire and surround. TV point. Wooden flooring.

### KITCHEN

12'3 (max) x 9'0 (max) (3.66m'0.91m (max) x 2.74m'0.00m (max) )

Fully fitted with wall and base cupboards. Sink unit with mixer tap. Plumbing for washing machine. Extractor fan. Door to outside.

## FIRST FLOOR:

## LANDING

### BEDROOM

12'7 (max) x 9'9 (max) (3.66m'2.13m (max) x 2.74m'2.74m (max) )

Radiator.

### BEDROOM

8'6 (max) x 7'7 (max) (2.44m'1.83m (max) x 2.13m'2.13m (max) )

Radiator.

### BATHROOM

8'9 (max) x 4'6 (max) ( 2.44m'2.74m (max) x 1.22m'1.83m (max) )

Panelled bath with shower fitment. Pedestal wash hand basin. Low level WC. Radiator

## OUTSIDE:

The property is pavement fronted with a private paved area to the rear.

## TENURE

Leasehold

## COUNCIL TAX

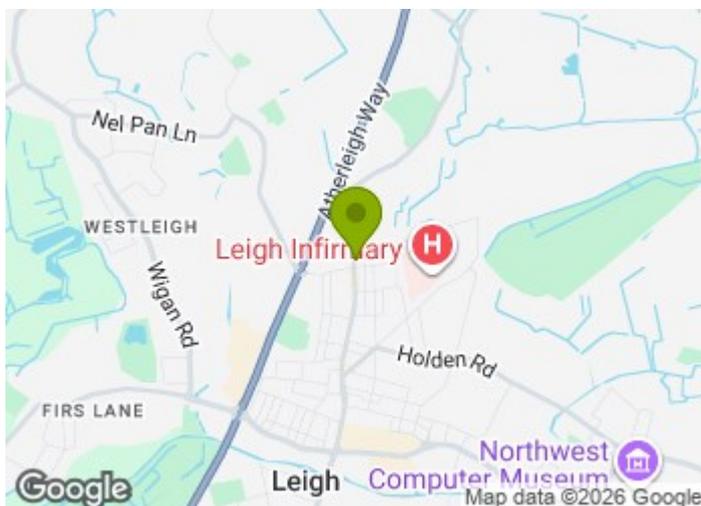
Council Tax Band A

## 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

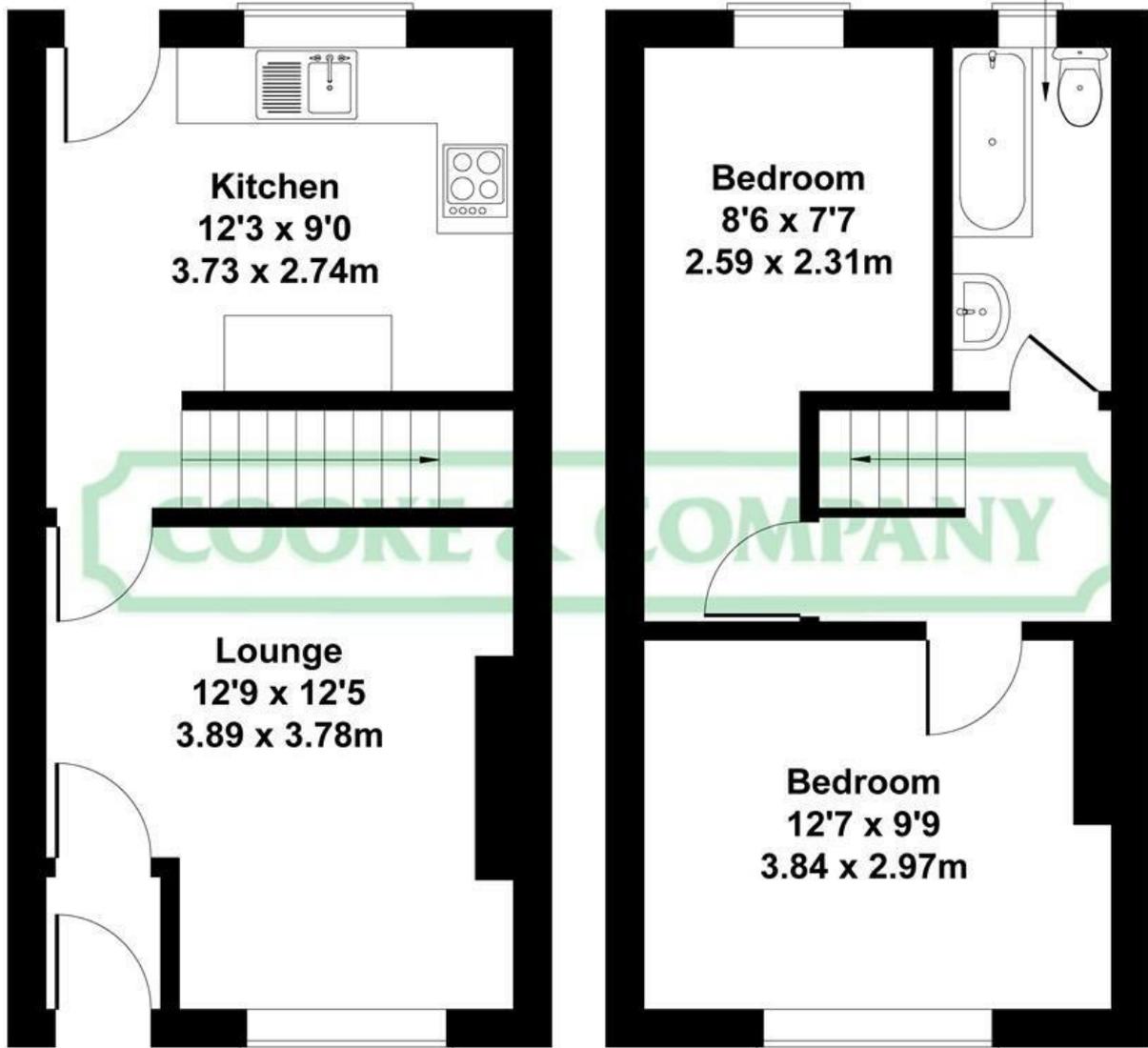
WN7 1SH



## Floor Plan

Approximate Gross Internal Area  
623 sq ft - 58 sq m

Bathroom  
8'9 x 4'6  
2.67 x 1.37m



**GROUND FLOOR**

**FIRST FLOOR**

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		
(55-68)	D	66	81
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	