

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Orchard Lane, Leigh

Situated in a very popular and sought after location with good access to the town and Lilford Park is this two bedroom garden fronted mid terrace property offering well proportioned living accommodation over two floors including enclosed courtyard to the rear

Asking Price £149,995

8 Orchard Lane

Leigh, WN7 1NT



In further the accommodation comprises:

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'2 (max) x 13'2 (max) (4.27m'0.61m (max) x 3.96m'0.61m (max))
TV point. Radiator.

DINING ROOM

14'3 (max) x 10'7 (max) (4.27m'0.91m (max) x 3.05m'2.13m (max))
Radiator. Open to :

KITCHEN

14'2 (max) x 8'6 (max) (4.27m'0.61m (max) x 2.44m'1.83m (max))
Fitted with wall and base cupboards.
Sink unit with mixer taps. Plumbing for washing machine. Door to outside rear.

LANDING

BEDROOM FRONT

14'2 (max) x 10'8 (max) (4.27m'0.61m (max) x 3.05m'2.44m (max))
feature fireplace. Radiator.

BEDROOM REAR

10'3 (max) x 6'9 (max) (3.05m'0.91m (max) x 1.83m'2.74m (max))
Wooden flooring. Radiator.

BATHROOM

Paneled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Fully tiled walls. Radiator.

OUTSIDE:

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

TENURE

Leasehold.

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX BAND

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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.

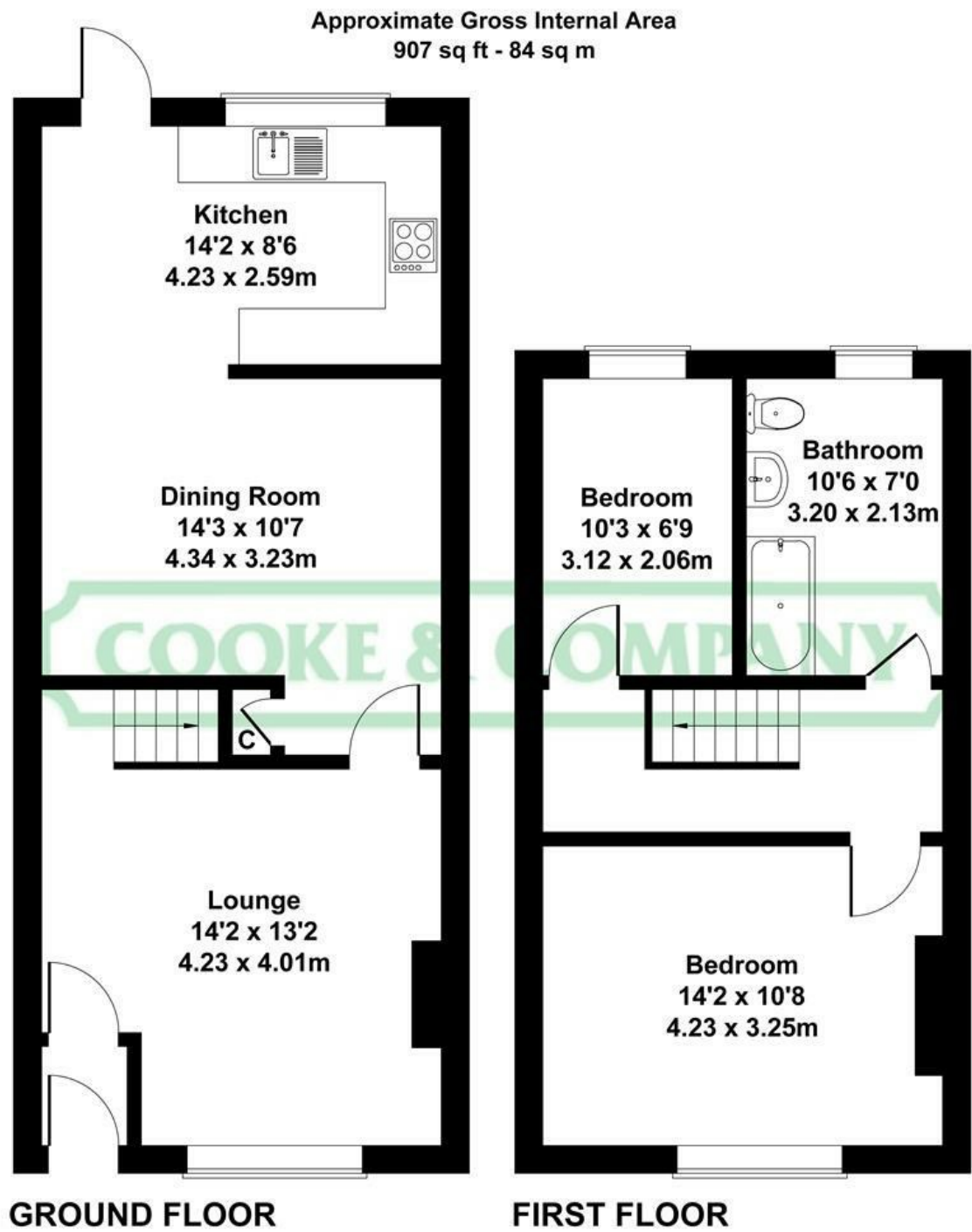


Directions

Sat Nav Ref: WN7 1NT



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC