

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Ennerdale Road, Leigh

Situated in a much sort after location with good access to the town is this very attractive and well presented three-bedroom garden fronted terrace family home offering excellent living accommodation over two floors to include gardens to the front and rear with the addition of off road parking to the rear and open views over sports/playing fields to the rear

Asking Price £175,000

57 Ennerdale Road

Leigh, WN7 2TA



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

14'2 (max) x 12'3 (max) (4.32m (max) x 3.73m (max))

Attractive feature fireplace. TV point. Bay window, Radiator.

KITCHEN

15'1 (max) x 9'1 (max) (4.60m (max) x 2.77m (max))

Fully fitted kitchen with base and wall cupboards. Sink unit with mixer taps. Extractor hood. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

14'1 (max) x 8'9 (max) (4.29m (max) x 2.67m (max))

Fitted wardrobes. Radiator.

BEDROOM

10'3 (max) x 9'1 (max) (3.12m (max) x 2.77m (max))

Radiator.

BEDROOM

10'7 (max) x 5'9 (max) (3.23m (max) x 1.75m (max))

Radiator.

SHOWER ROOM

6'3 (max) x 5'7 (max) (1.91m (max) x 1.70m (max))

Shower cubicle. Pedestal wash hand basin.

Low level WC. Tiled walls.

OUTSIDE:

GARDENS

The property is garden fronted and approached

via an entrance pathway with an enclosed garden to the rear which is attractively paved with artificial grass. In addition, to the rear the property benefits from off road parking accessed via double gates.

TENURE

Leasehold

VIEWING

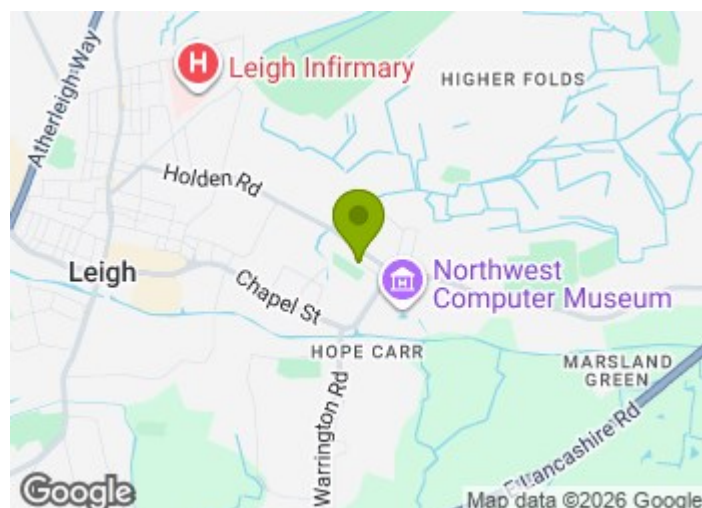
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

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

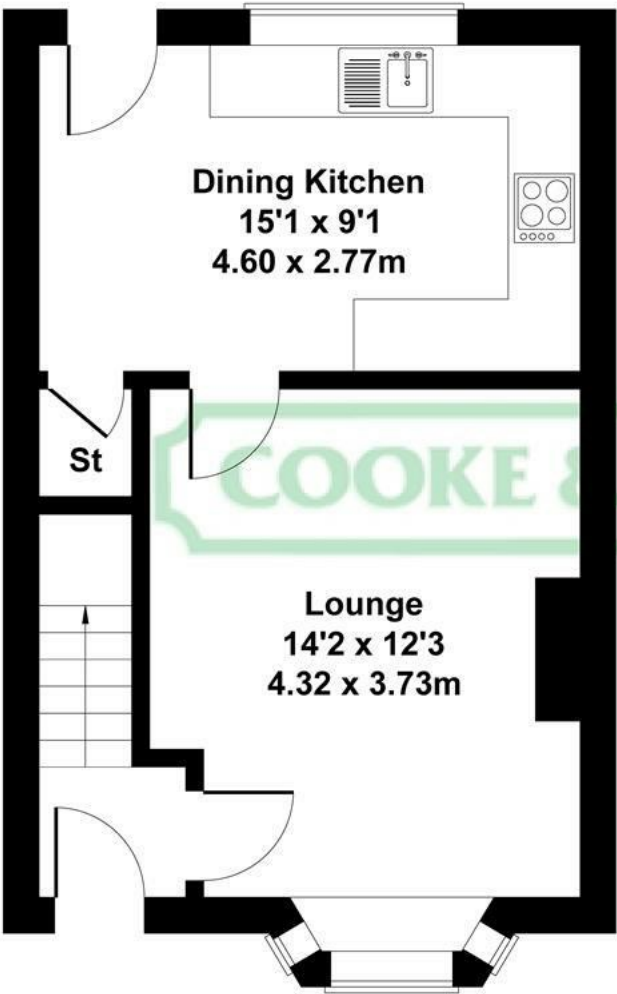
WN7 2TA



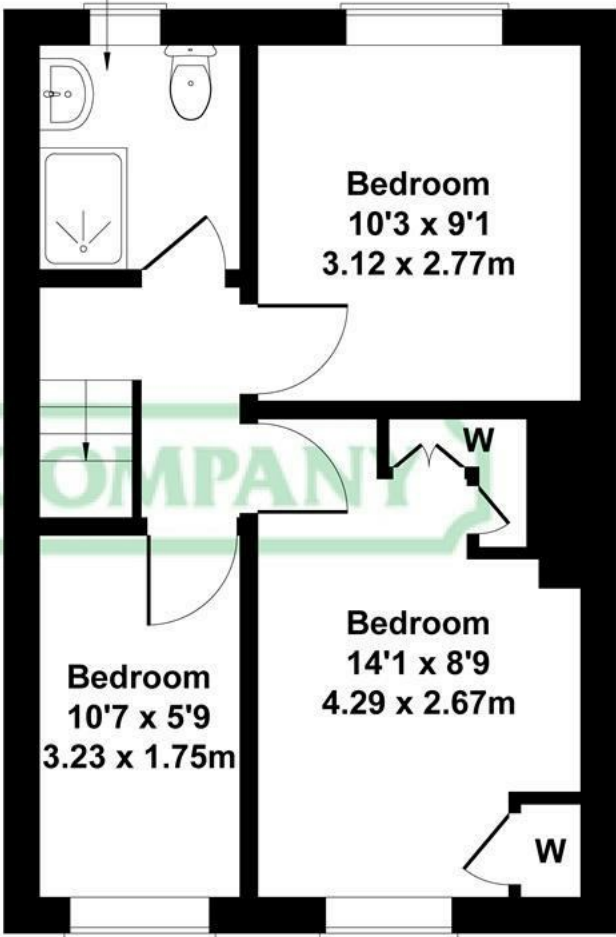
Floor Plan

Approximate Gross Internal Area
724 sq ft - 67 sq m

Shower Room
6'3 x 5'7
1.91 x 1.70m



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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