

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Bonnywell Road, Leigh

PUBLIC NOTICE : 97 Bonneywell Road, Leigh, WN7 3HH. We are acting in the sale of the above property and have received an offer of £120,000. (One Hundred and twenty thousand pounds) . Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating: C

**Asking Price £120,000**

# 97 Bonnywell Road

Leigh, WN7 3HH



In further accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE

13'8 (max) x 12'5 (max) ( 3.96m'2.44m (max) x 3.66m'1.52m (max) )

### DINING KITCHEN

15'6 (max) 9'6 x (max) (4.57m'1.83m (max) 2.74m'1.83m x (max))

Fitted base and wall cupboards. Inset sink. Plumbing for washing machine. Door to outside. Radiator.

## FIRST FLOOR:

### BEDROOM

15'8 (max) 11'1 (max) (4.57m'2.44m (max) 3.35m'0.30m (max) )

### BEDROOM

12'6 (max) x 7'9 (max) (3.66m'1.83m (max) x 2.13m'2.74m (max) )

### BATHROOM

7'4 (max) x 6'8 (max) (2.13m'1.22m (max) x 1.83m'2.44m (max) )

Bath with overhead shower fitment. Pedestal wash basin. Low level WC.

### OUTSIDE

Paved area to the front. Enclosed courtyard style area to the rear.

### TENURE

Freehold

### VIEWING

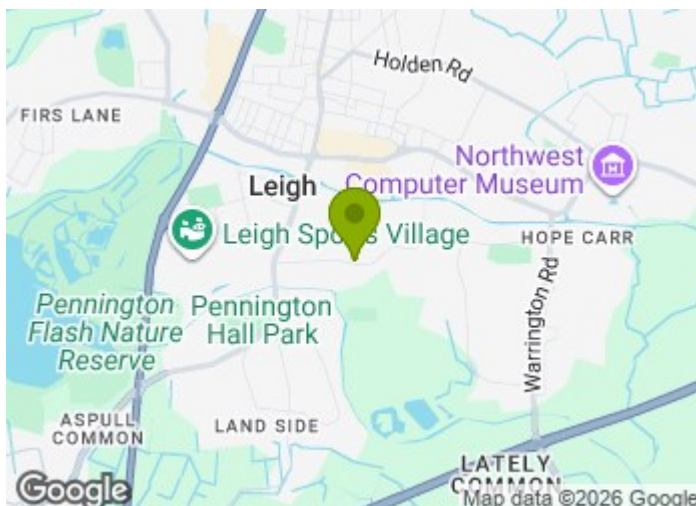
By appointment with agent overleaf

### COUNCIL TAX BAND:

Wigan Borough Council 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

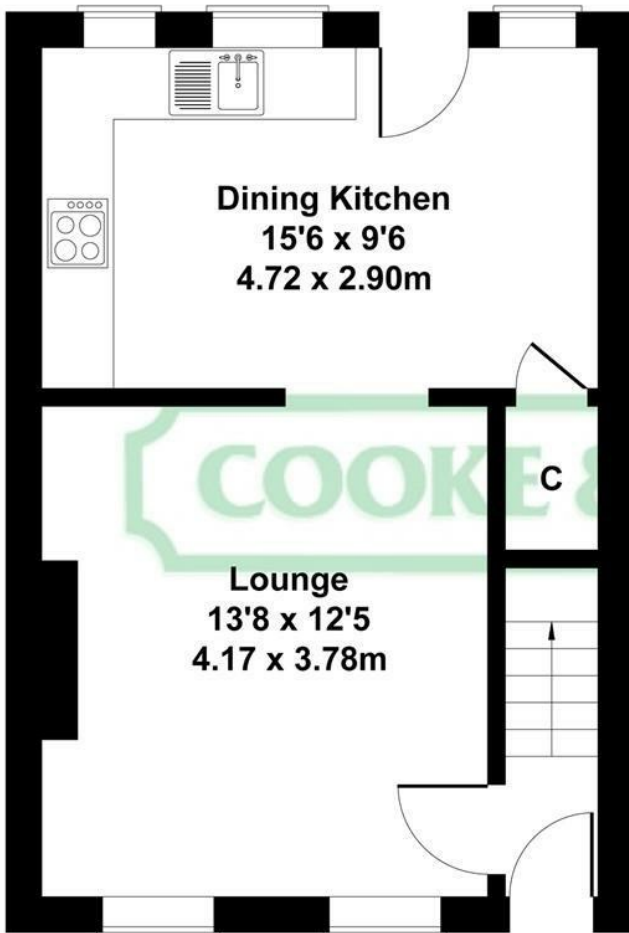
WN7 3HH



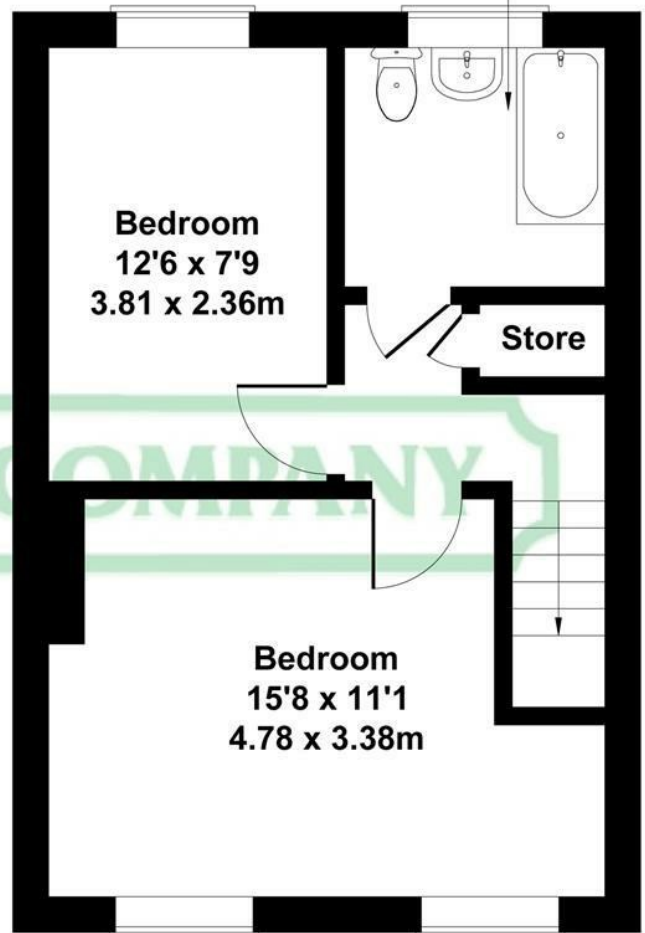
## Floor Plan

Approximate Gross Internal Area  
734 sq ft - 68 sq m

Bathroom  
7'4 x 6'8  
2.24 x 2.03m



**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 | 75                      | 80        |
| (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 |           |