

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Twist Lane, Leigh

Situated in a very popular residential location with excellent access to the Parsonage Retail Park and Leigh Sports Village is this very well proportioned two bedroom end terrace property offering excellent sized accommodation over two floors

**Asking Price £149,950**

# 136 Twist Lane

Leigh, WN7 4ED



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE:

### DINING ROOM

13'0 (max) x 9'9 (max) (3.96m (max) x 2.97m (max) )

### LOUNGE

14'1 (max) x 13'4 (max) (4.29m (max) x 4.06m (max))

Feature fire and surround. Radiator. TV point.

### KITCHEN

13'4 (max) x 6'7 (max) (3.96m'1.22m (max) x 1.83m'2.13m (max) )

Fitted with wall and base cupboards. Sink unit and mixer tap. Oven. Hob. Extractor.

Door to rear of property

## FIRST FLOOR:

### LANDING:

### BEDROOM

17'2 (max) x 10'2 (max) (5.18m'0.61m (max) x 3.05m'0.61m (max))

Radiator.

### BEDROOM

13'4 (max) x 13'1 (max) (3.96m'1.22m (max) x 3.96m'0.30m (max) )

Radiator.

### BATHROOM

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

Panelled bath. Wash hand basin. Low level WC. Part tiled walls.

### OUTSIDE:

The property is pavement fronted with an enclosed courtyard style area to the rear.

### TENURE

Leasehold.

### VIEWING

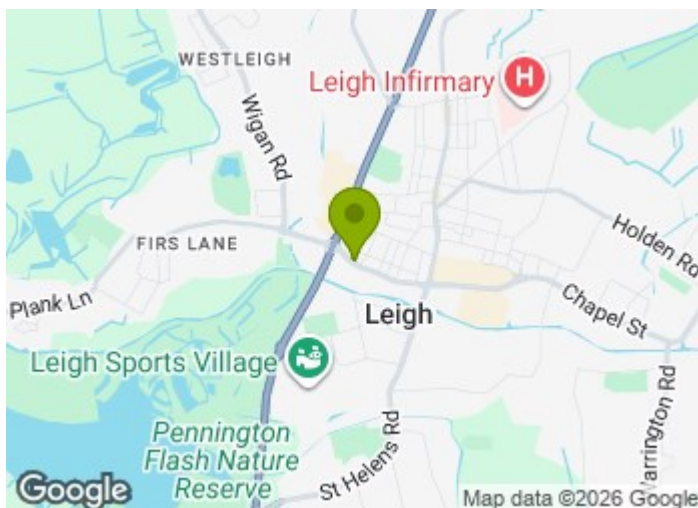
By appointment with the agents as overleaf.

### 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.

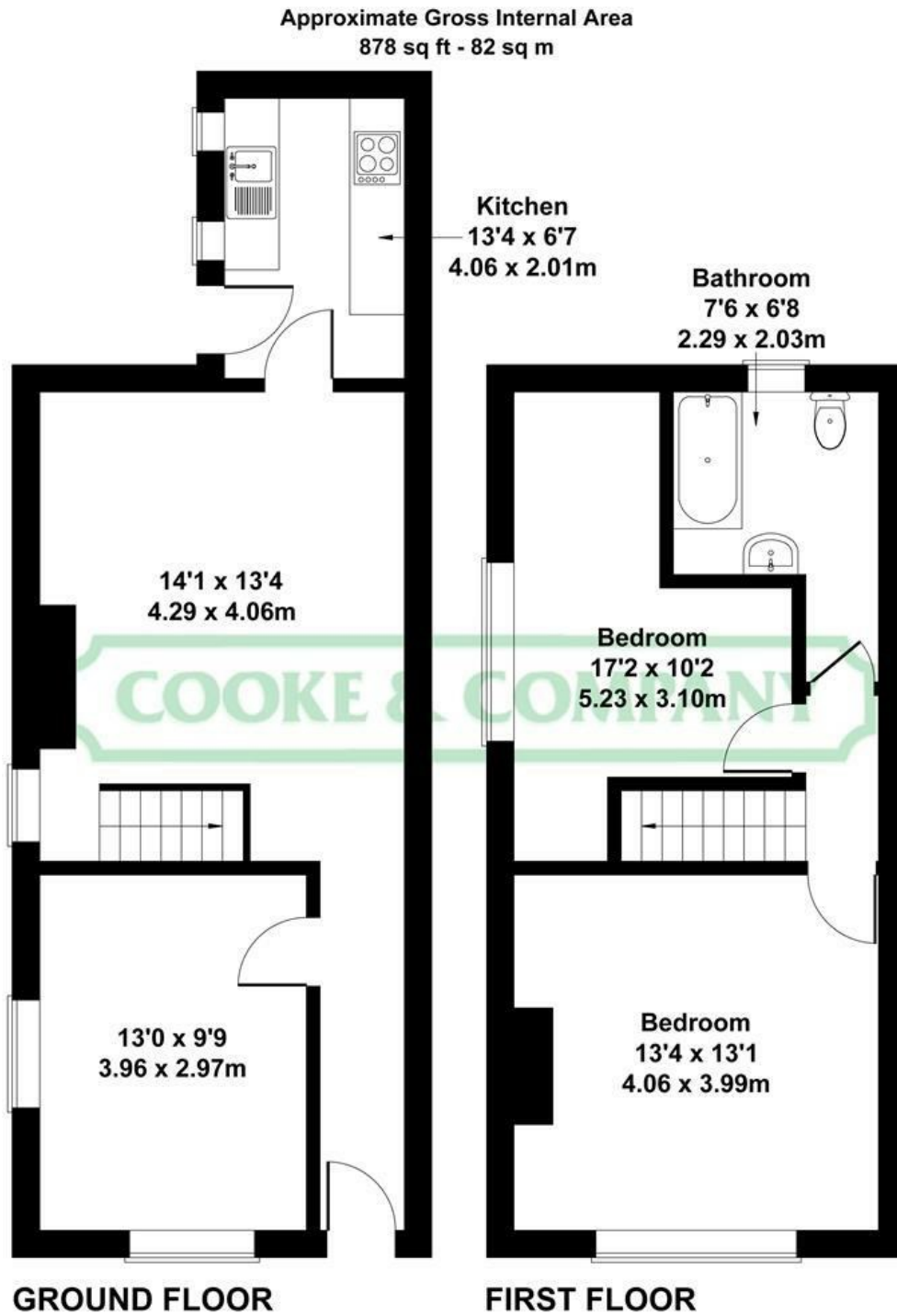


## Directions

WN7 4ED



# Floor Plan



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	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	