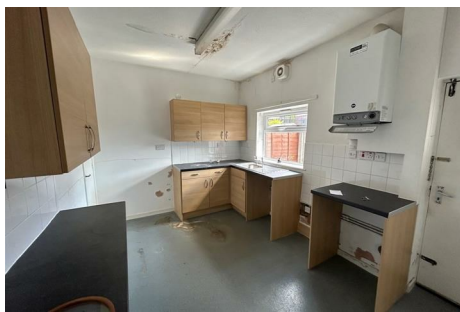


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Warrington Road, Leigh

Situated in a very popular and well established location is this two bedroom mid terrace property with an enclosed area to the rear all within walking distance of the retail park and town centre

Asking Price £95,000

11 Warrington Road

Leigh, WN7 3BG



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14'0 (max) x 13.5 (max) (4.27m'0.00m (max) x 3.96m.1.52m (max)

TV point. Radiator. Gas fire

DINING KITCHEN

dining kitchen 14'0 (max) x 9'0 (max) fitted with (dining kitchen 4.27m'0.00m (max) x 2.74m'0.00m (m)

Fitted with wall and base cupboards.

Sink unit. Plumbing for washing machine.

FIRST FLOOR:

LANDING

BEDROOM

4.0 (max) x 12'9 (max) (1.22m.0.00m (max) x 3.66m'2.74m (max))

Radiator.

BEDROOM

9'1 (max) x 7'6 (max) (2.74m'0.30m (max) x 2.13m'1.83m (max))

Radiator

BATHROOM

6'3 (max) x 6'1 (max) (1.91m (max) x 1.85m (max))

Panelled bath with overhead shower.

Sink unit. WC.

OUTSIDE:

The property has an enclosed area to the rear.

TENURE

Leasehold

VIEWING

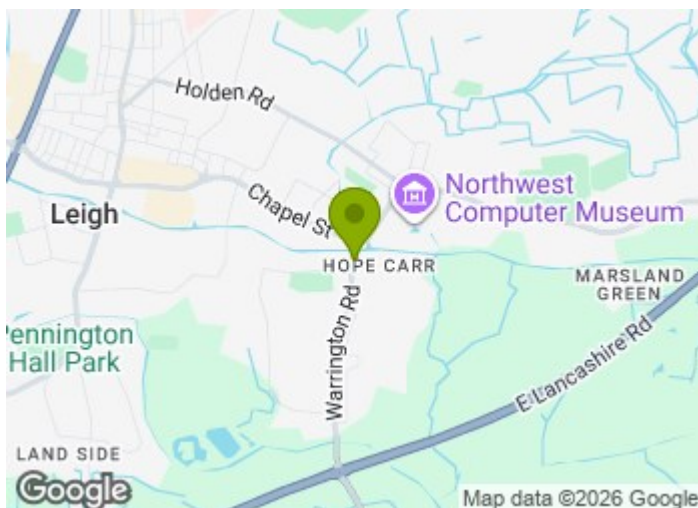
By appointment with the agents as overleaf.

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.



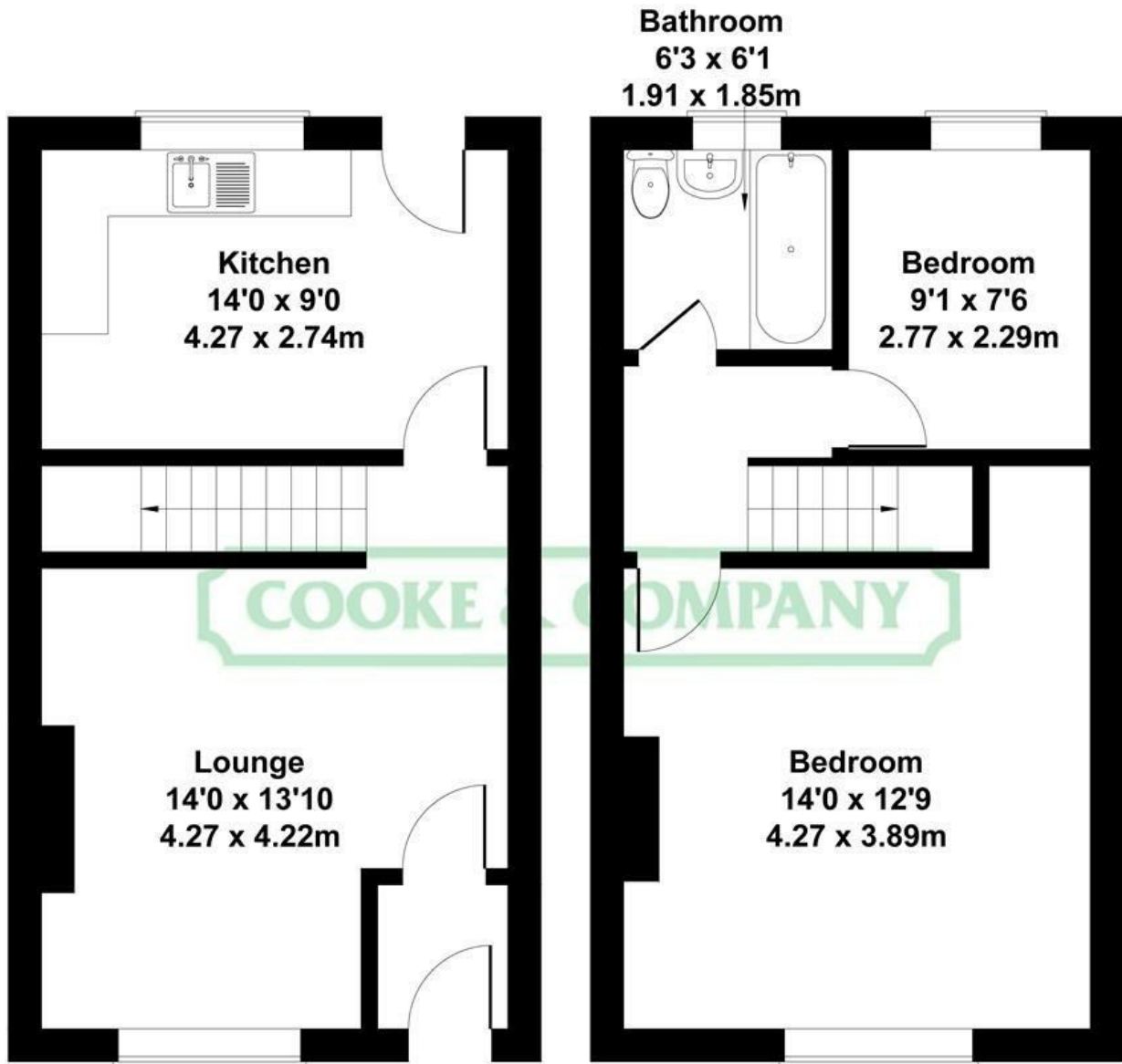
Directions

WN7 3BG



Floor Plan

Approximate Gross Internal Area
740 sq ft - 69 sq m



GROUND FLOOR

FIRST FLOOR

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

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |