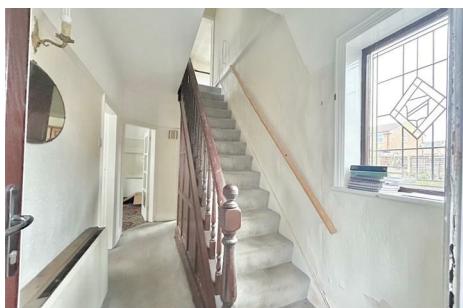


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Holden Road, Leigh

Situated in a very popular location with good access to public transport routes and local schools is this well proportioned semi detached family home with three bedrooms to include off road parking, and a private garden to the rear

IN NEED OF UPDATING

Asking Price £210,000

470 Holden Road

Leigh, WN7 2HU



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALLWAY

Electric wall heater.

LOUNGE

12'9 (max) x 10'2 (max) (3.66m'2.74m (max) x 3.05m'0.61m (max))

Bay window. Electric wall heater.

DINING ROOM

14'3 (max) x 12'3 (max) (4.27m'0.91m (max) x 3.66m'0.91m (max))

Electric wall heater.

KITCHEN

8'6 (max) x 7'3 (max) (2.44m'1.83m (max) x 2.13m'0.91m (max))

Fitted with wall and base units. Sink unit.

Plumbing for washing machine. Extractor.

WC/CLOAKROOM

Low level WC

FIRST FLOOR

LANDING

BEDROOM

14'2 (max) x 12'4 (max) (4.27m'0.61m (max) x 3.66m'1.22m (max))

Electric wall heater. Store cupboard.

BEDROOM

10'4 (max) x 10'9 (max) (3.05m'1.22m (max) x 3.05m'2.74m (max))

Electric wall heater.

BEDROOM

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

Electric wall heater

BATHROOM

5'7 (max) x 4'7 (max) (1.52m'2.13m (max) x 1.22m'2.13m (max))

Panelled bath with overhead shower fitment, Low level WC, Pedestal wash basin.

OUTSIDE

GARDENS

The property is garden fronted. To the rear is an established garden which is mainly laid to lawn with established plants and shrubs and a paved patio area.

PARKING

The property is approached by a driveway offering off street parking.

TENURE

Leasehold.

COUNCIL AND TAX BAND

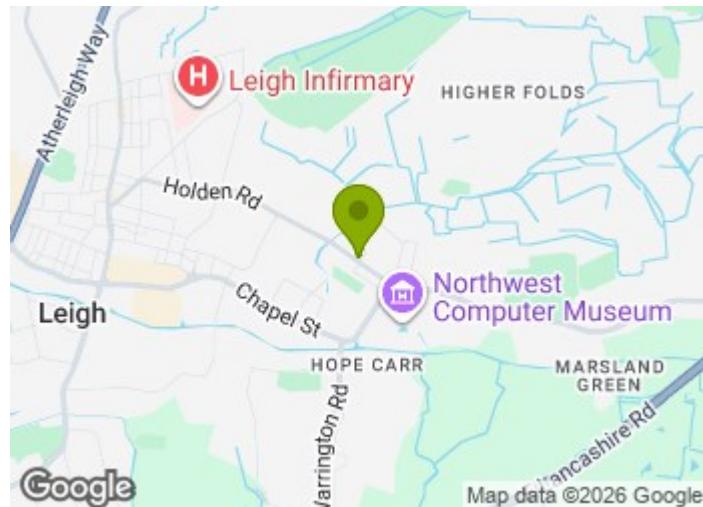
Wigan Council Tax Band B.

VIEWING

By appointment with the agents as overleaf.

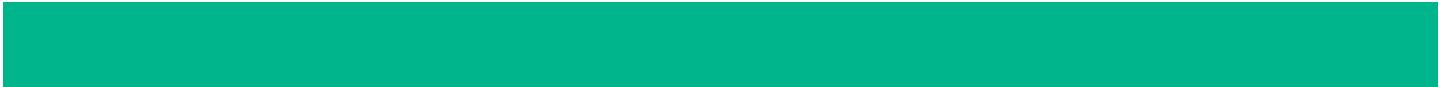
PLEASE NOTE

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.

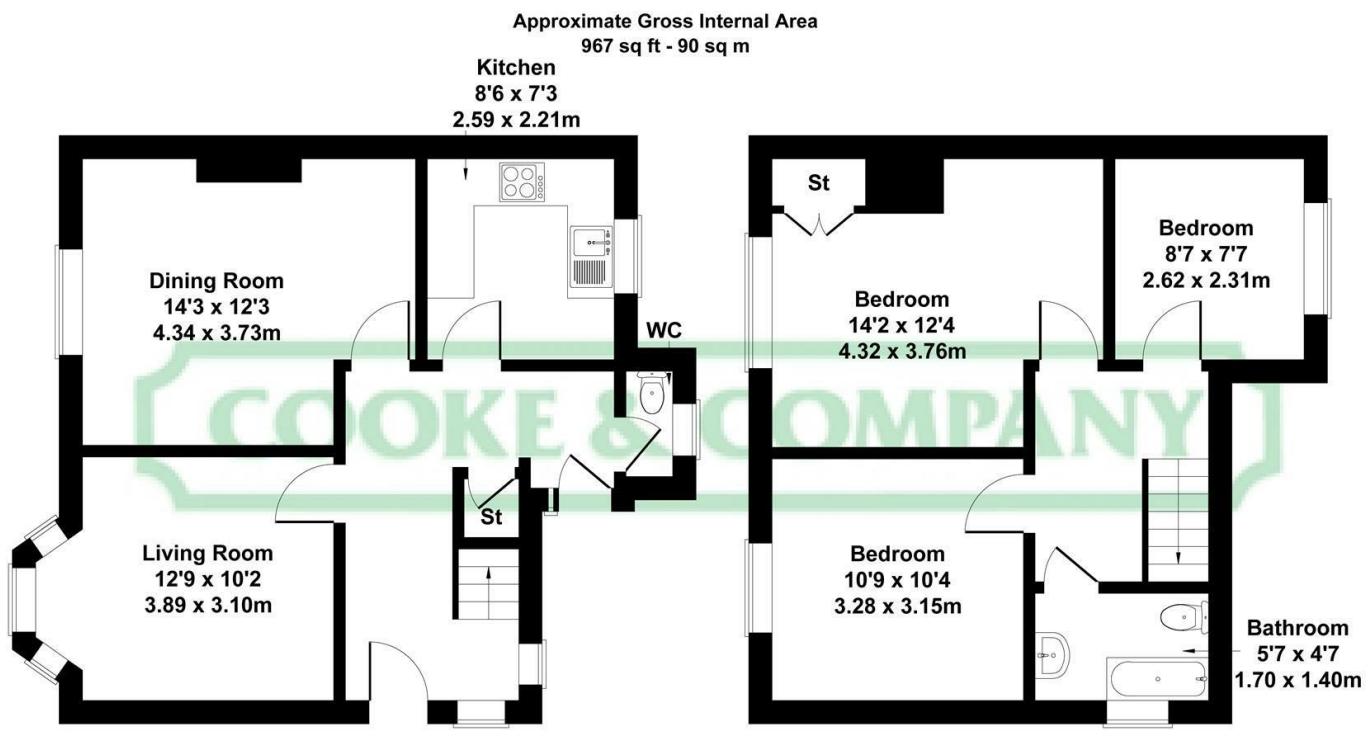


Directions

WN7 2HU



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 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	