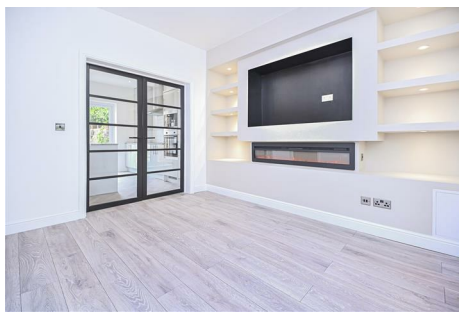


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manchester Road, Leigh

We are delighted to present this fully refurbished 3-bedroom property, perfect for families, first-time buyers or investors alike. No expense has been spared in this stunning renovation, offering the perfect blend of modern living with reliable infrastructure for long-term peace of mind.

Asking Price £169,950

8 Manchester Road

Leigh, WN7 2AZ



We are delighted to present this fully refurbished 3-bedroom property, perfect for families, first-time buyers or investors alike. No expense has been spared in this stunning renovation, offering the perfect blend of modern living with reliable infrastructure for long-term peace of mind. Inside, you'll find a brand-new contemporary kitchen, fitted with stylish cabinetry, quality worktops, and integrated appliances – ideal for cooking and entertaining. The newly installed bathroom is finished to a high standard, featuring elegant tiling, modern fixtures, and a sleek design. This home also benefits from a full electrical rewire, ensuring safety and compliance with current standards, along with a brand-new heating and plumbing system, including a newly installed energy-efficient boiler for year-round comfort. Finished in neutral tones throughout, this property is ready for you to move straight in and make it your own.

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Feature wall paneling. Radiator.

LOUNGE

11'6 (max) x 11'2 (max) (3.35m'1.83m (max) x 3.35m'0.61m (max))
Media wall with feature fire and TV point. Inset lighting. Wooden flooring. Double doors to dining kitchen. Radiator.

DINING KITCHEN

17'5 (max) x 11'11 (max) (5.18m'1.52m (max) x 3.35m'3.35m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Feature island. Built in double oven. Inset lighting. Wooden flooring. Double doors to rear gardens.

FIRST FLOOR:

LANDING

BEDROOM

11'7 (max) x 9'6 (max) (3.35m'2.13m (max) x 2.74m'1.83m (max))
Radiator.

BEDROOM

9'2 (max) x 8'9 (max) (2.74m'0.61m (max) x 2.44m'2.74m (max))
Radiator.

BEDROOM

9'1 (max) x 8'5 (max) (2.74m'0.30m (max) x 2.44m'1.52m (max))
Radiator.

BATHROOM

Newly fitted modern suite. Panelled bath with shower fitment over bath. Vanity wash hand basin. Low level WC . Fully tiled walls and flooring. Modern heated towel rail.

OUTSIDE:

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

TENURE

Leasehold.

VIEWING

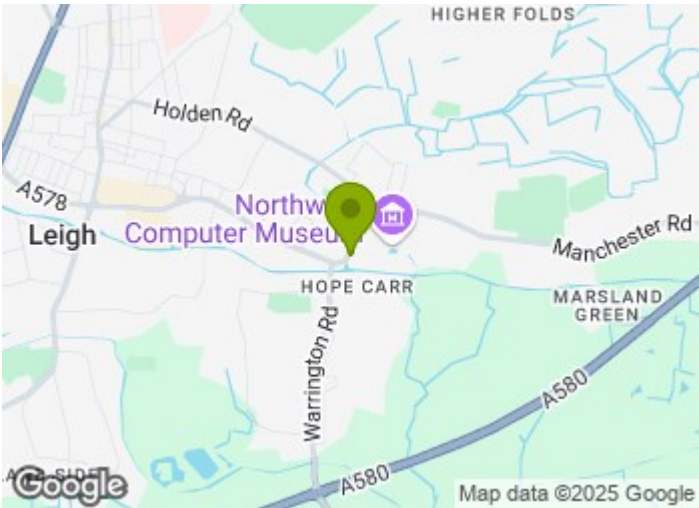
By appointment with the agents as overleaf.

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.



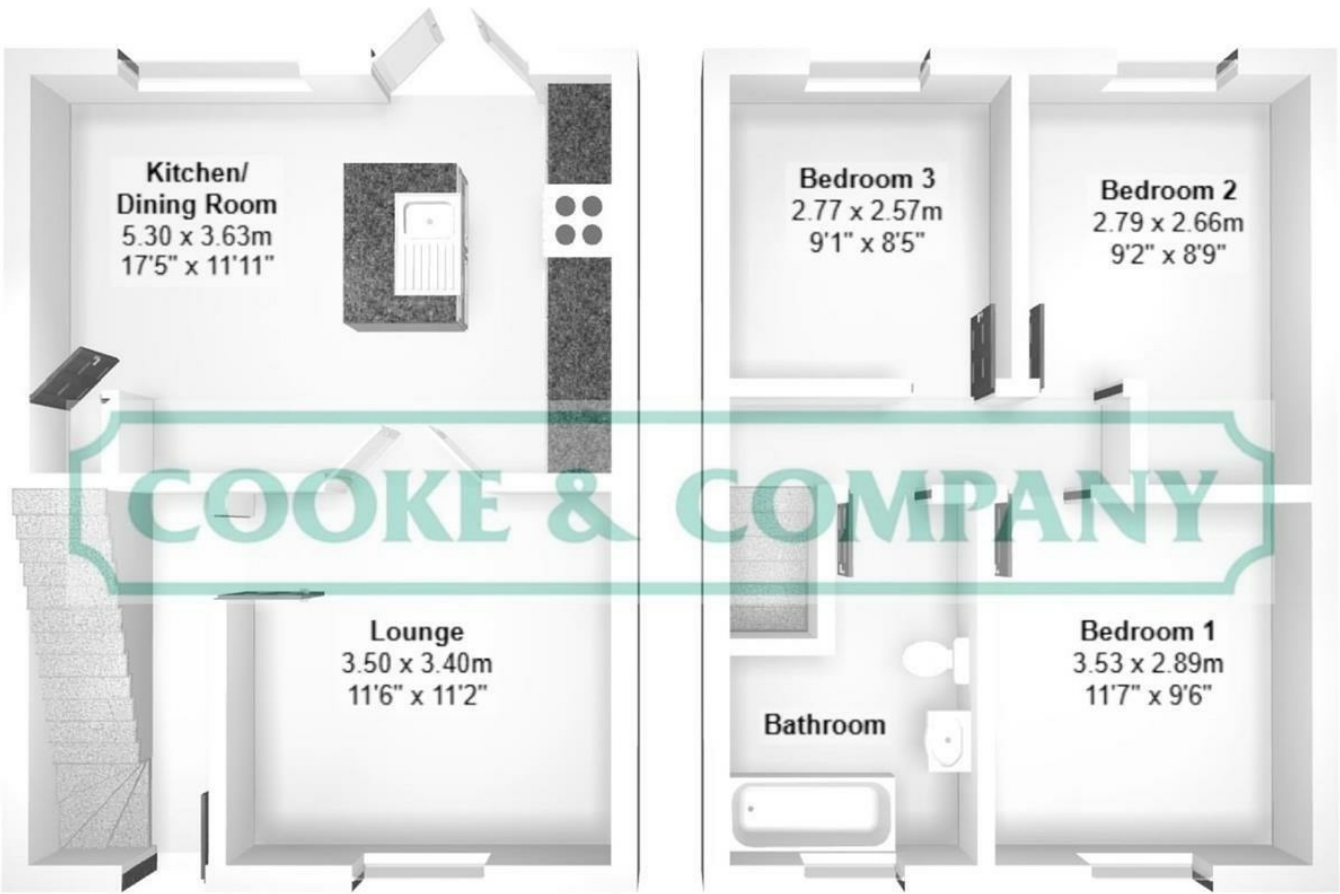
Directions

Sat Nav Ref: WN7 2AZ.



Floor Plan

8 Manchester Road Leigh WN7 2AZ



Ground Floor

First Floor

Total Area: 76.2 m² ... 820 ft²

All measurements are approximate and for display 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.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		