

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Warrington Road, Leigh

Situated in a popular area within walking distance to local schools and shops is this pavement fronted three bedroom mid terrace with courtyard to the rear

**Asking Price £115,000**

# 35 Warrington Road

Leigh, WN7 3BG



In further the accommodation comprises: Integrated oven and hob with extractor fan. Inset sink with mixer tap. Door to outside.

**GROUND FLOOR**

**ENTRANCE VESTIBULE**

**LOUNGE**

16'3 (max) x 10'9 (max) (4.88m'0.91m (max) x 3.05m'2.74m (max))  
Fireplace. TV Point. Radiator.

**DINING ROOM**

13'2 (max) x 13'0 (max) (3.96m'0.61m (max) x 3.96m'0.00m (max) )  
Under stairs storage cupboard. French doors leading to outside. Radiator.

**KITCHEN**

11'0 (max) x 6'9 (max) (3.35m'0.00m (max) x 1.83m'2.74m (max))  
Fitted base and wall cupboards.

**FIRST FLOOR**

**LANDING**

**BEDROOM**

13'5 (max) x 11'1 (max) (3.96m'1.52m (max) x 3.35m'0.30m (max) )  
Radiator.

**BEDROOM**

10'6 (max) x 6'6 (max) (3.05m'1.83m (max) x 1.83m'1.83m (max) )  
Radiator.

**BEDROOM**

11'1 (max) x 6'9 (max) (3.35m'0.30m (max) x 1.83m'2.74m (max) )

**SHOWER ROOM / WC**

10'5 (max) x 5'8 (max) (3.05m'1.52m (max) x 1.52m'2.44m (max) )  
Enclosed shower cubicle. Pedestal wash hand basin. Low level WC . Heated towel rail. Fully tiled walls .

**OUTSIDE**

Pavement fronted with enclosed courtyard to the rear.

**TENURE**

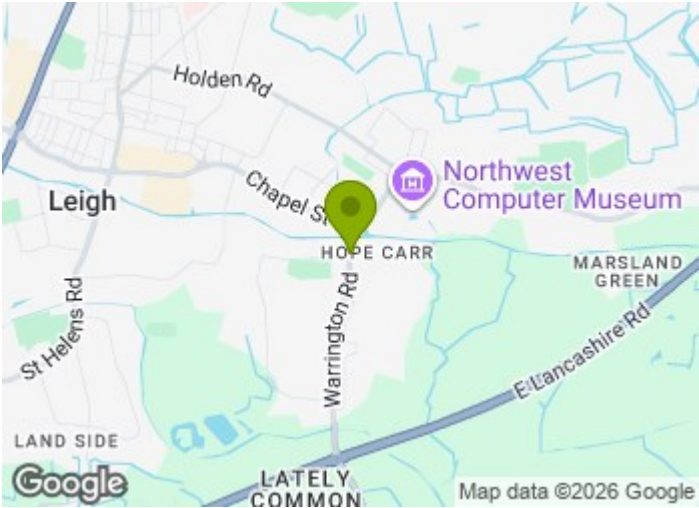
Freehold

**COUNCIL TAX BAND**

Wigan Borough Council Band A

**VIEWING**

By appointment with agents overleaf



**Directions**

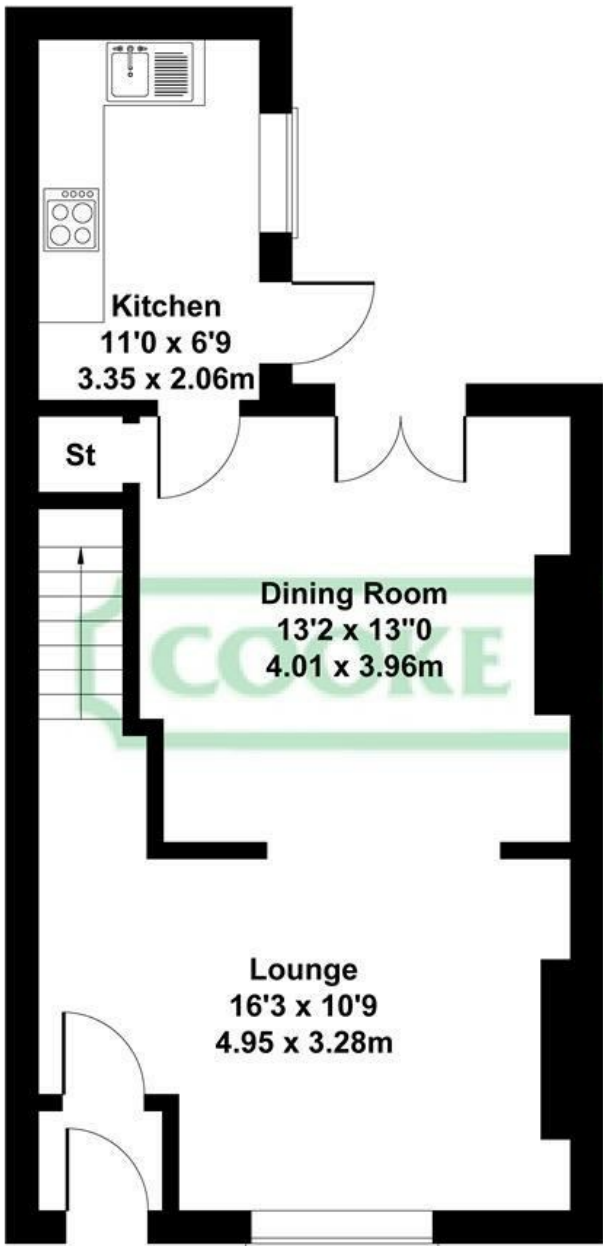
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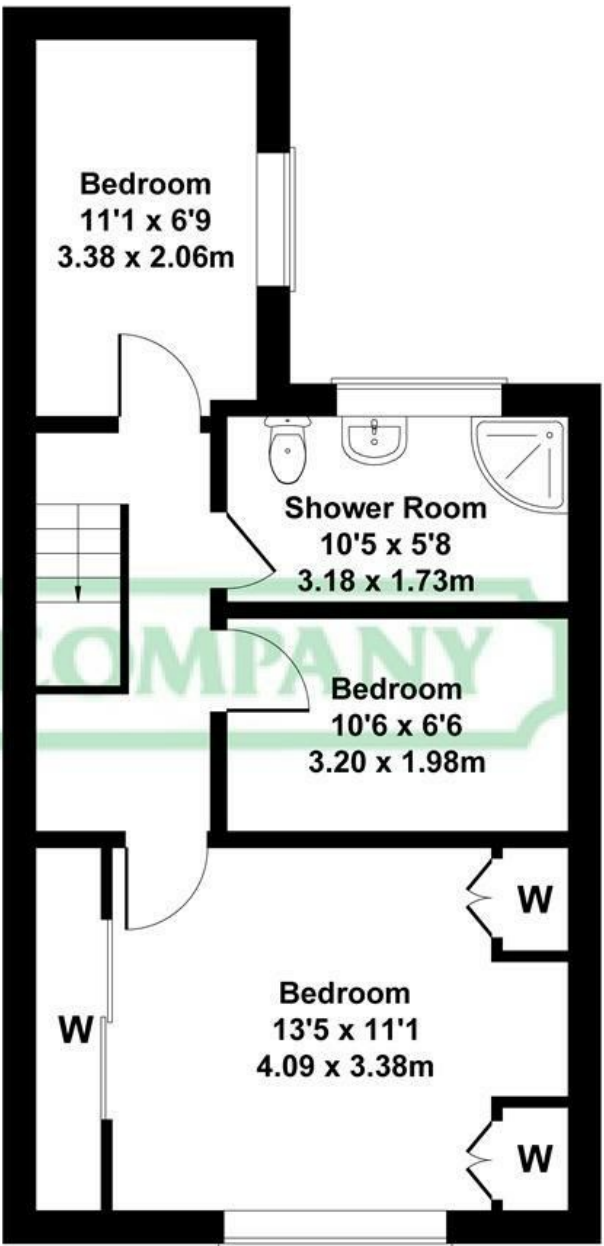


Floor Plan

Approximate Gross Internal Area  
943 sq ft - 88 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 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		86
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC