

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

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.

fan. Inset sink with mixer tap. Door to outside.

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

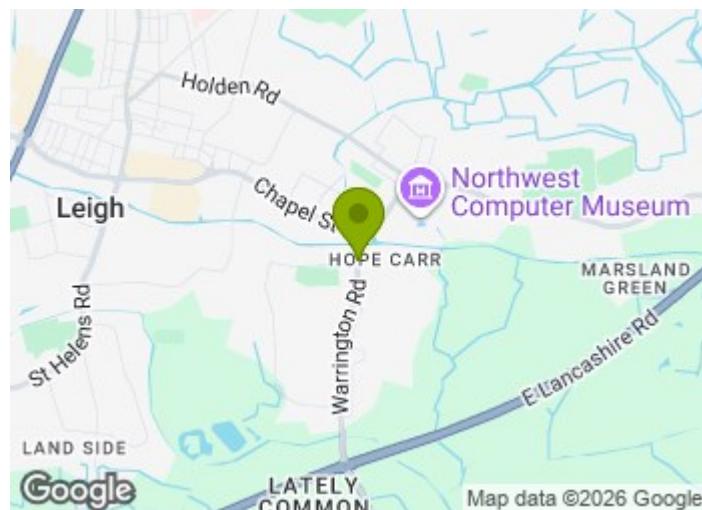
Freehold

COUNCIL TAX BAND

Wigan Borough Council Band A

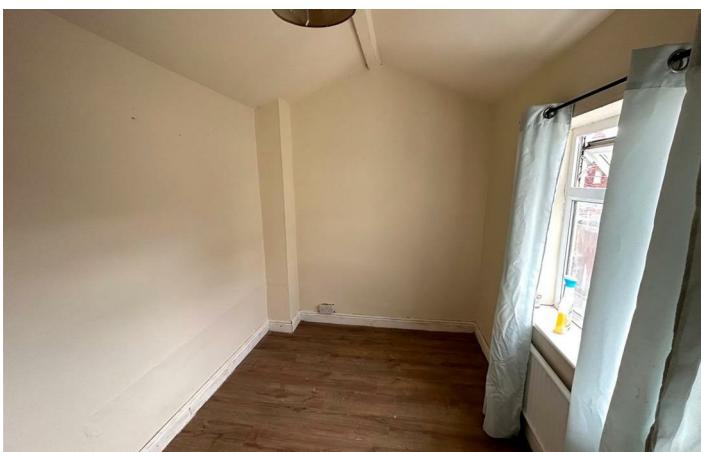
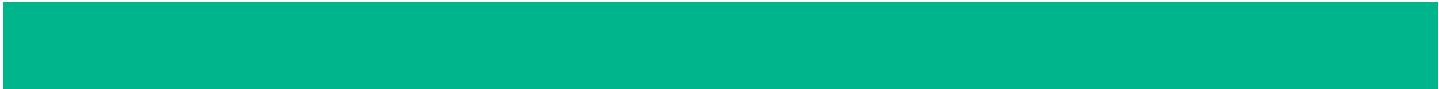
VIEWING

By appointment with agents overleaf



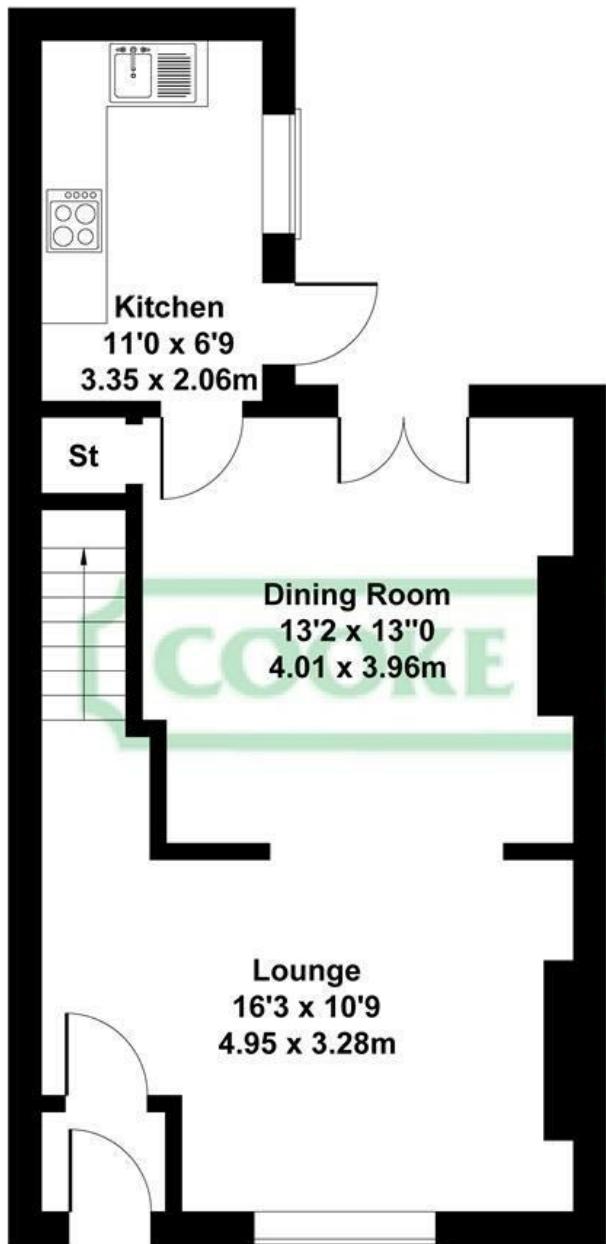
Directions

Sat Nav Ref: WN7 3BG

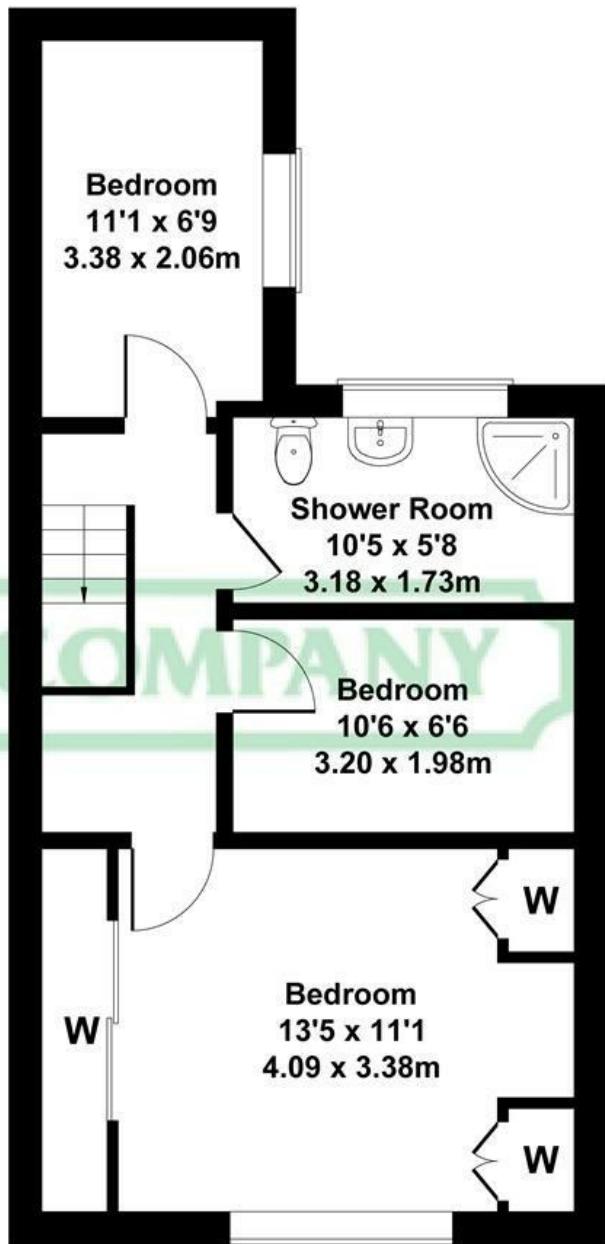


Floor Plan

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C	67	
(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	