

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Endsleigh Gardens, Leigh

Situated in an established and popular location is this garden fronted mid terrace property offering ideal first time buyer accommodation over two floors with two bedrooms good access to the town centre and local schools

Asking Price £129,950

8 Endsleigh Gardens

Leigh, WN7 1LR



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

14'4 (max) x 14'3 (max) (4.27m'1.22m (max) x 4.27m'0.91m (max))
TV point. Radiator.

DINING KITCHEN

14'5 (max) x 10'1 (max) (4.27m'1.52m (max) x 3.05m'0.30m (max))
Inset sink with mixer tap. Plumbing for washing machine. Radiator

UTILITY

7'2 (max) x 6'3 (max) (2.13m'0.61m (max) x 1.83m'0.91m (max))
Radiator

FIRST FLOOR:

LANDING:

BEDROOM

14'7 (max) x 11'1(max) (4.27m'2.13m (max) x 3.35m'0.30m(max))
Radiator.

BEDROOM

16'2 (max) x 8'7 (max) (4.88m'0.61m (max) x 2.44m'2.13m (max))
Radiator.

BATHROOM

10'3 (max) x 5'5 (max) (3.05m'0.91m (max) x 1.52m'1.52m (max))
Panelled bath with shower fitment.
Pedestal wash hand basin. Low level WC.
Radiator. Part tiled walls.

OUTSIDE:

The property is approached by a paved pathway with a mainly laid to lawn front garden To the rear there is an enclosed courtyard style area.

TENURE

Leasehold

COUNCIL TAX

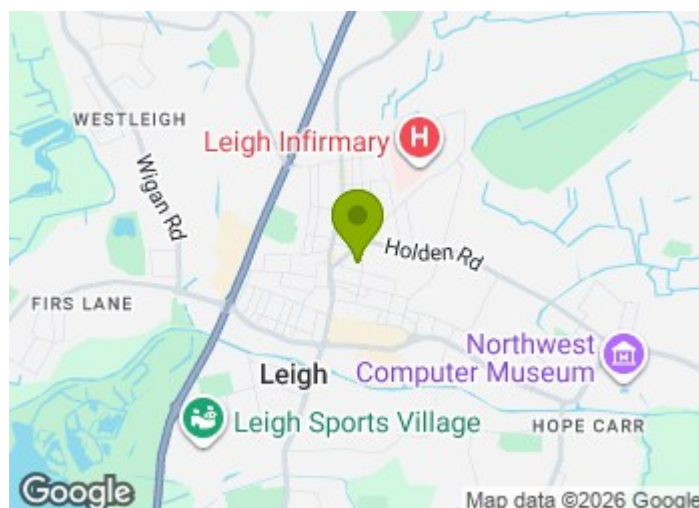
Council Tax band A

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.



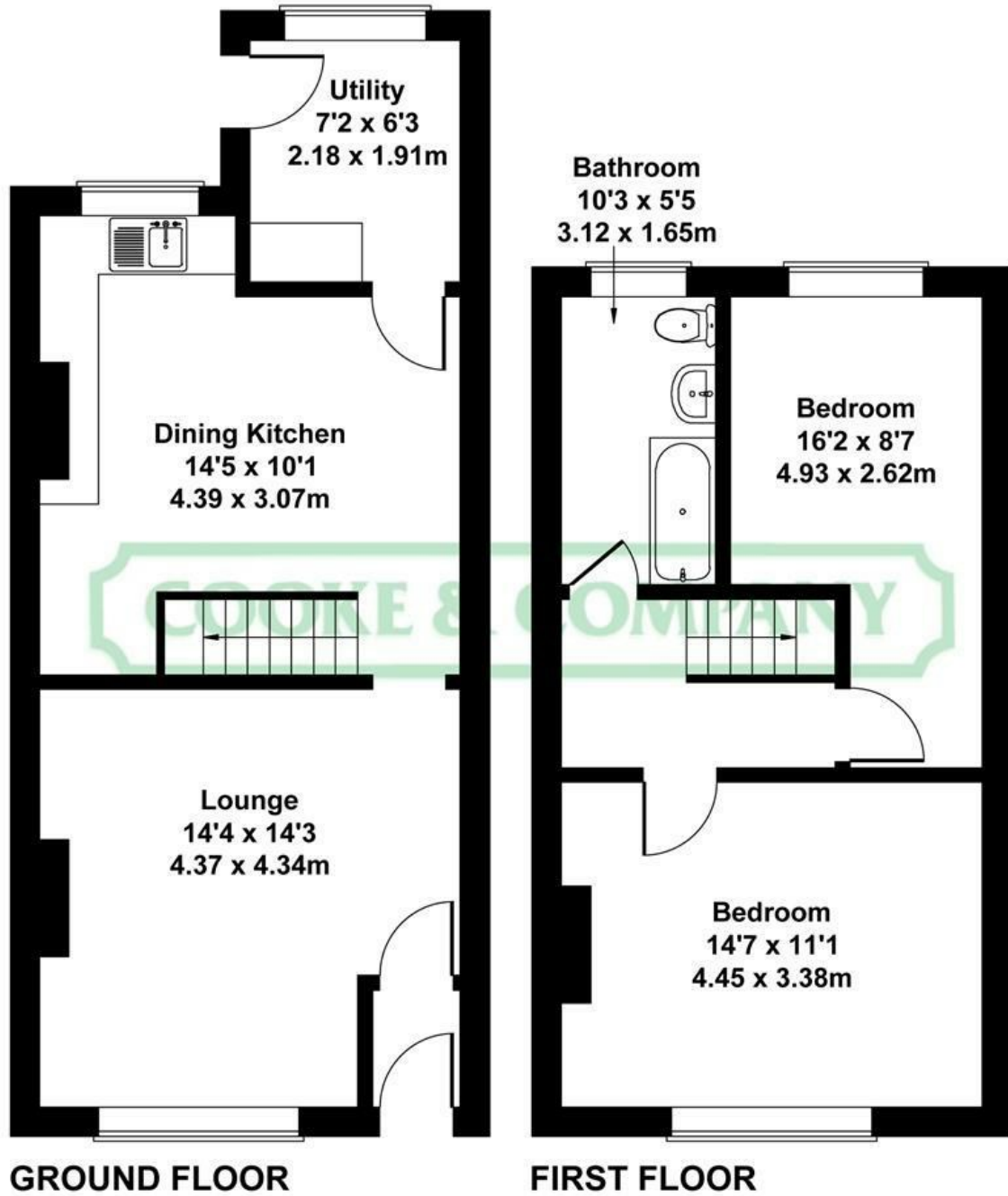
Directions

WN7 1LR



Floor Plan

Approximate Gross Internal Area
876 sq ft - 81 sq m



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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	70	
(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	