COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Wigan Road, Leigh

Situated in an established residential area
with good access to public transport routes is this
garden fronted semi-detached property offering well proportioned
accommodation over two floors with three bedrooms
and a private enclosed garden to the rear

Ideal home for a first time buyer

Asking Price £135,000

278 Wigan Road

Leigh, WN7 5HD

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE:

LOUNGE

14’7 (max) x 12’9 (max) (4.27m’2.13m (max) x 3.66m’2.74m (max))
Feature fire and surround. Radiator.

DINING KITCHEN

15’9 (max) x 9’9 (max) (4.57m’2.74m (max) x 2.74m’2.74m (max))
Fully fitted with wall and base cupboards. Sink with mixer tap. Oven. Hob. Extractor. Plumbing for washing machine. Radiator. Door to rear of property.

FIRST FLOOR:

LANDING

BEDROOM

11’1 (max) x 9’0 (max) (3.35m’0.30m (max) x 2.74m’0.00m (max))
Radiator.

BEDROOM

12’8 (max) x 8’3 (max) (3.66m’2.44m (max) x 2.44m’0.91m (max))
Radiator.

BEDROOM

9’8 (max) x 7’5 (max) (2.74m’2.44m (max) x 2.13m’1.52m (max))
BEDROOM: 9’8 (max) x 7’5 (max) Radiator

BATHROOM

Panelled bath. Wash hand basin. Low level WC.

OUTSIDE:

The property is approached by an entrance pathway with a mainly laid to lawn garden with a paved enclosed area to the rear.

TENURE

Freehold

COUNCIL TAX

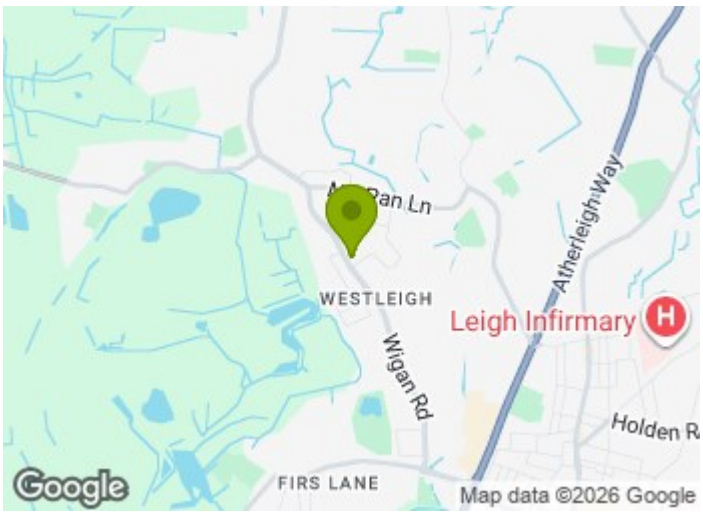
Council Tax Band A

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 5HD



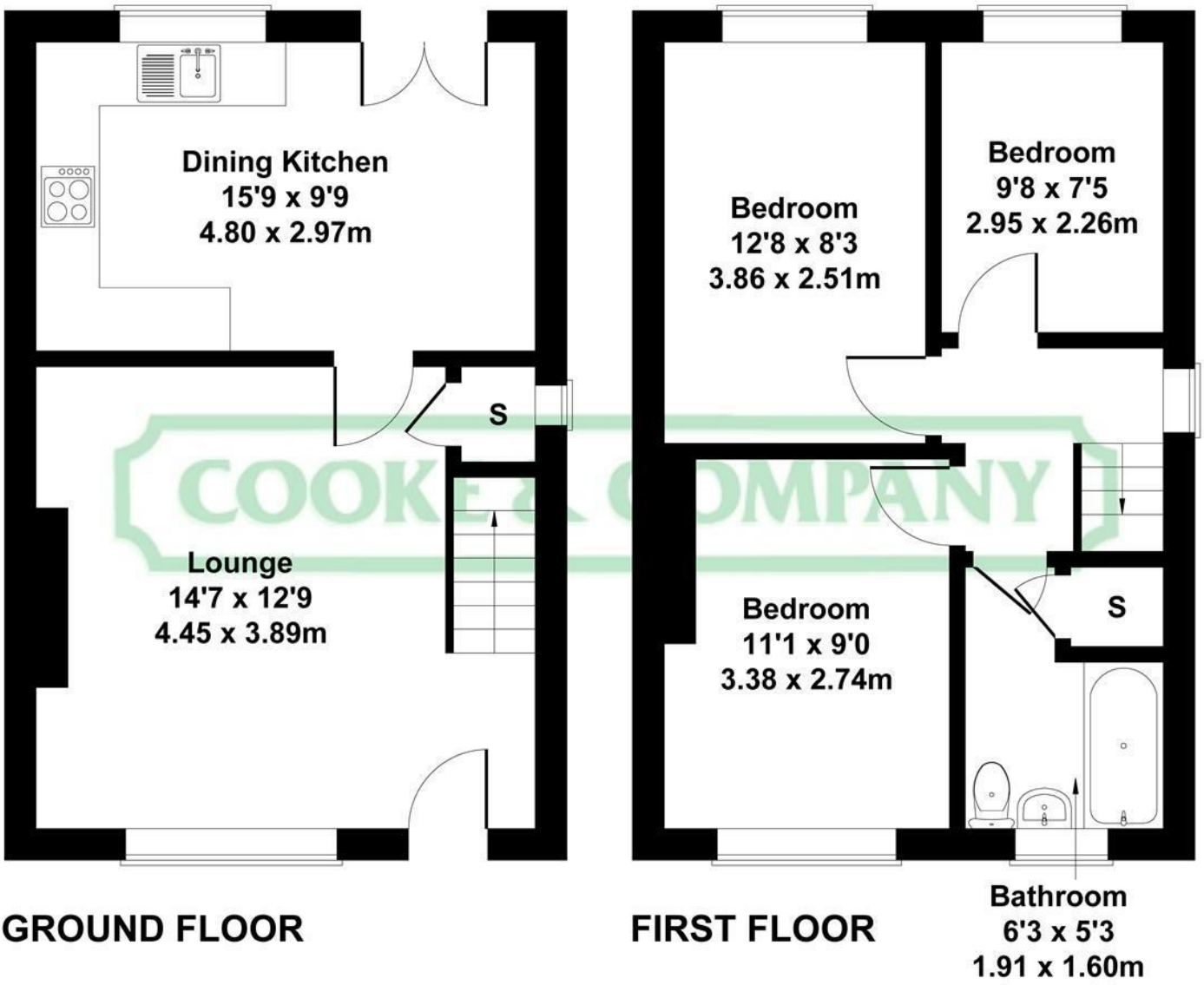






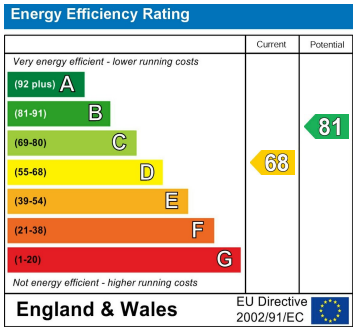
Floor Plan

Approximate Gross Internal Area
782 sq ft - 73 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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