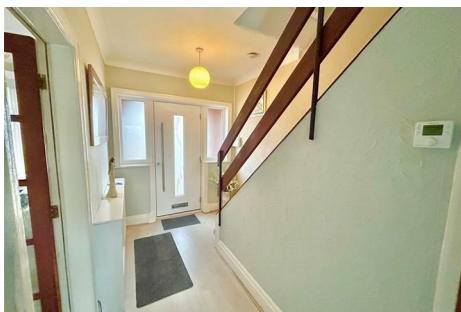


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Holden Road, Leigh

Situated close to local amenities and with easy access for commuters to transport links is this garden fronted three bedroom detached house with driveway leading to a detached garage

Early viewing highly recommended

Offers Over £260,000

353 Holden Road

Leigh, WN7 2HS



In further the accommodation comprises:-

GROUND FLOOR

HALLWAY

Radiator.

LOUNGE

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

Bay window. Gas fire with surround. Radiator. TV point

KITCHEN

8'11 (max) x 6'11 (max). (2.44m'3.35m (max) x 1.83m'3.35m (max).)

Fully fitted with wall and base units. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Radiator.

DINING ROOM

12'1 (max) x 11'11 (max). (3.66m'0.30m (max) x 3.35m'3.35m (max).)

Radiators. French doors to rear.

GARAGE

13'1 (max) x 9'10 (max) (3.96m'0.30m (max) x 2.74m'3.05m (max))

FIRST FLOOR

LANDING.

BEDROOM

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

Bay window. Radiator.

BEDROOM

12'10 (max) x 12'1 (max) (3.66m'3.05m (max) x 3.66m'0.30m (max))

Radiator. Gas fire.

BEDROOM

8'2 (max) x 6'11 (max) (2.44m'0.61m (max) x 1.83m'3.35m (max))

Radiator.

FAMILY BATHROOM

6'3 (max) x 6'1 (max). (1.83m'0.91m (max) x 1.83m'0.30m (max).)

Low level WC. Wet room style shower. Pedestal wash basin.

OUTSIDE

The property offers a driveway providing off street parking leading to a detached garage

GARDENS

The property is garden fronted. The rear garden is

south facing and features a paved patio area, and is low maintenance with raised flower beds, established plants and shrubs.

TENURE

Freehold

VIEWING

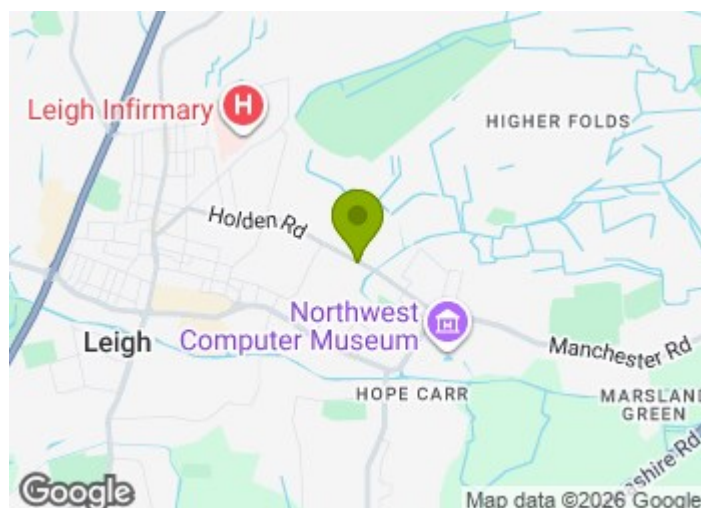
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

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 2HS



Floor Plan

Approximate Gross Internal Area
1195 sq ft - 111 sq m



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 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			
(69-80) C			
(55-68) D		65	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	