COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









# Manchester Road, Leigh

Situated in a popular residential location ideal for commuter routes and local schools is this well presented garden fronted mid terrace property with two bedrooms offering spacious living accommodation throughout.

**Asking Price £129,995**

# 80 Manchester Road

## Leigh, WN7 2LD

2 1 2 C

- NO ONWARD CHAIN

In further the accommodation comprises:-

**GROUND FLOOR**

**ENTRANCE VESTIBULE**

**LOUNGE**
14’3 (max) x 14’1 (max) (4.27m’0.91m (max) x 4.27m’0.30m (max) )
TV point, radiator, wall mounted electric fire.

**DINING ROOM**
14’1 (max) x 12’0 (max) (4.27m’0.30m (max) x 3.66m’0.00m (max))
Radiator, feature fire surround with electric fire.

**KITCHEN**
14’0 (max) x 7’3 (max) (4.27m’0.00m (max) x 2.13m’0.91m (max))
Fitted with wall and base cupboards. Inset sink with mixer tap. Oven. Hob. Extractor hood. Plumbing for washing machine. Radiator.

**FIRST FLOOR**

**BEDROOM ONE**
14’1 (max) x 11’2 (max) (4.27m’0.30m (max) x 3.35m’0.61m (max) )
TV point, radiator, fitted bedside cabinets, fitted over bed units, fitted wardrobes.

**BEDROOM TWO**
16’4 (max) x 6’9 (max) (4.88m’1.22m (max) x 1.83m’2.74m (max))
Radiator

**BATHROOM**
10’0 (max) x 6.5 (max) (3.05m’0.00m (max) x 1.83m.1.52m (max))
Low level W.C., pedestal hand wash basin, panel bath with shower over.

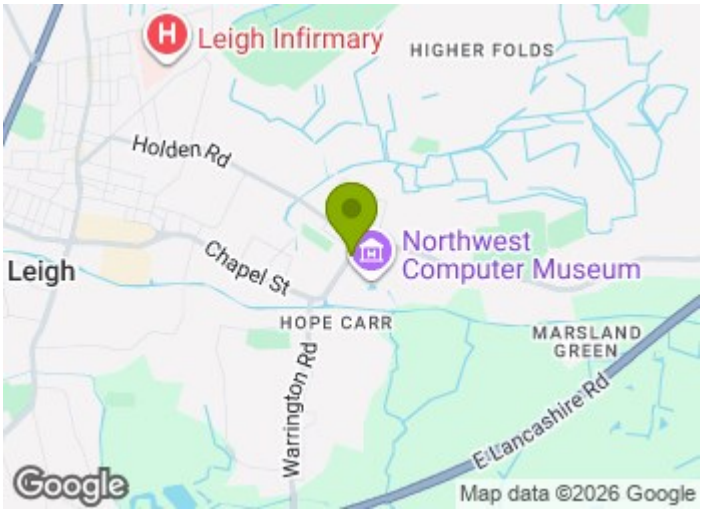
**OUTSIDE**
The property is garden fronted with an enclosed courtyard style area to the rear.

**TENURE**
Leasehold

**VIEWING**
By appointment with the agents as overleaf.

**COUNCIL TAX**
Council Tax Band A

**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 2LD

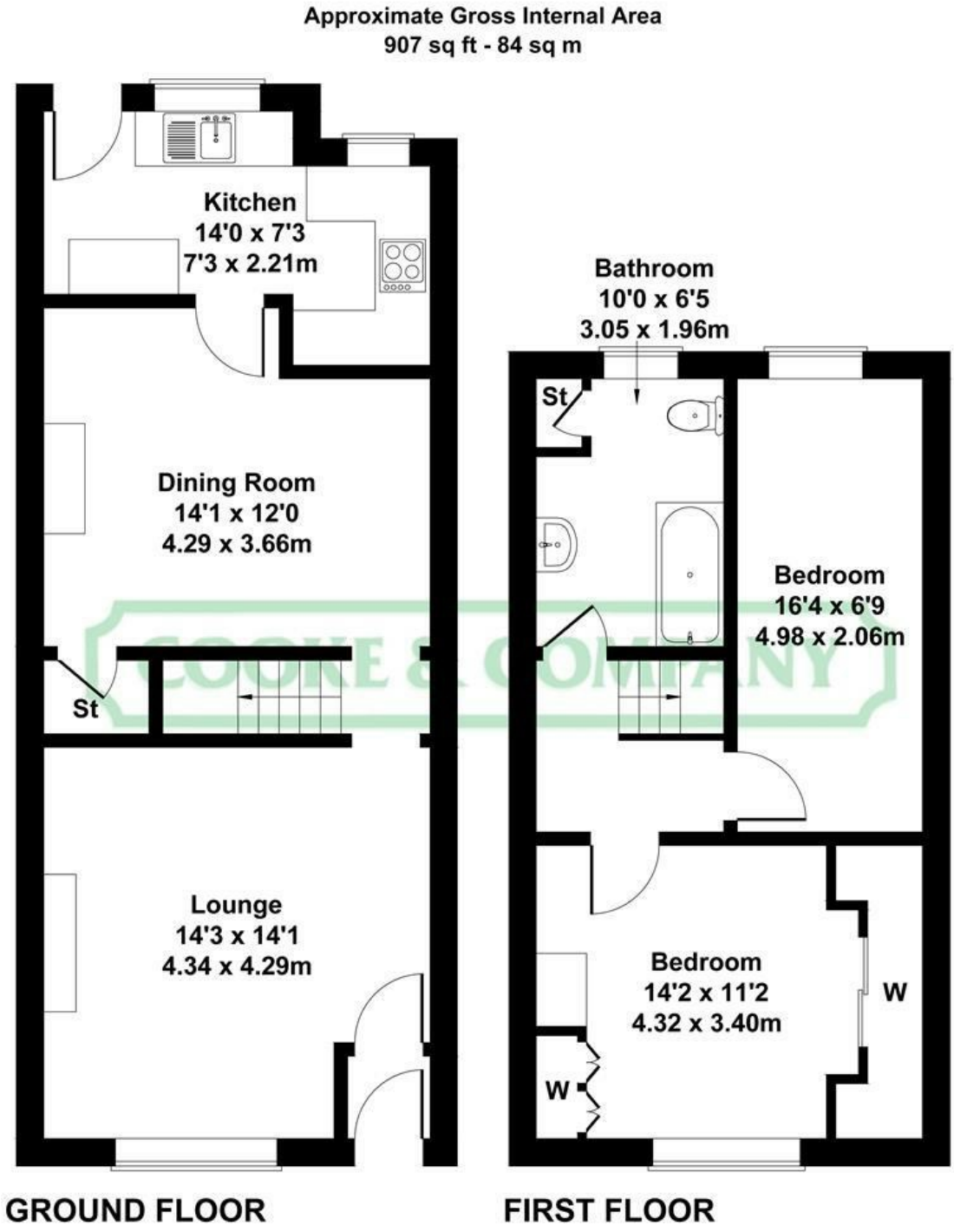








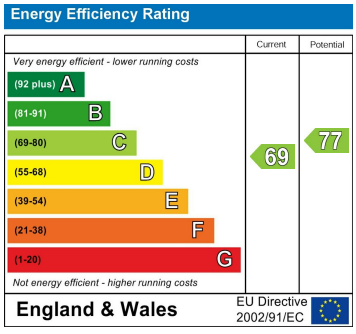
## Floor Plan




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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