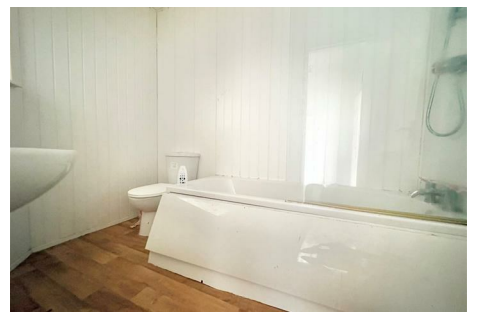


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Kirkhall Lane, Leigh

Situated in a popular location with good access to the town centre and retail parks is this bedroom mid terrace property offering well proportioned living accommodation over two floors including an enclosed courtyard style area to the rear

**Asking Price £90,000**

# 18 Kirkhall Lane

Leigh, WN7 1RY



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

### LOUNGE

13'6 (max) x 14'5 (max) ( 3.96m'1.83m (max) x 4.27m'1.52m (max))

### DINING ROOM

12'3 (max) x 14'5 (max) ( 3.66m'0.91m (max) x 4.27m'1.52m (max))

### KITCHEN

12'7 (max) x 7'6 (max) ( 3.66m'2.13m (max) x 2.13m'1.83m (max) )

Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine.

## FIRST FLOOR:

## LANDING

### BEDOROM

12'0 (max) x 10'6 (max) ( 3.66m'0.00m (max) x 3.05m'1.83m (max) )

### BEDROOM

6'9 (max) x 9'6 (max) ( 1.83m'2.74m (max) x 2.74m'1.83m (max))

### BEDROOM

7'5 (max) x 9'7 (max) ( 2.13m'1.52m (max) x 2.74m'2.13m (max) )

### BATHROOM

8'2 (max) 6'1 (max) ( 2.44m'0.61m (max) 1.83m'0.30m (max))

Panelled bath. Pedestal wash hand basin. Low level WC.

## TENURE

Leasehold

## VIEWING BY

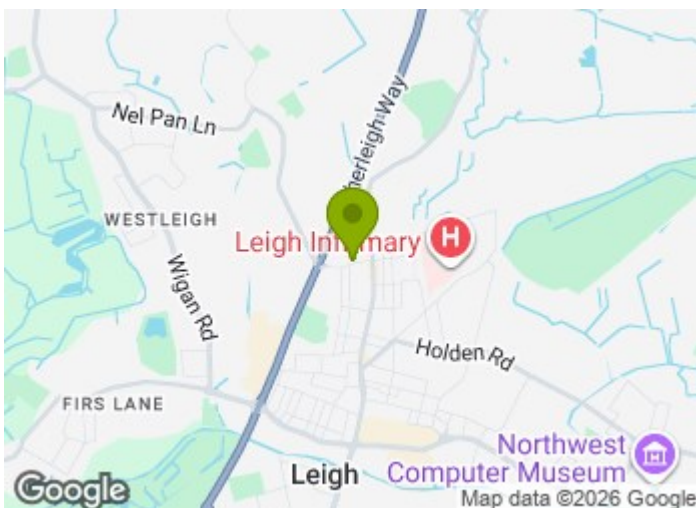
appointment with the agent as overleaf

## 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.



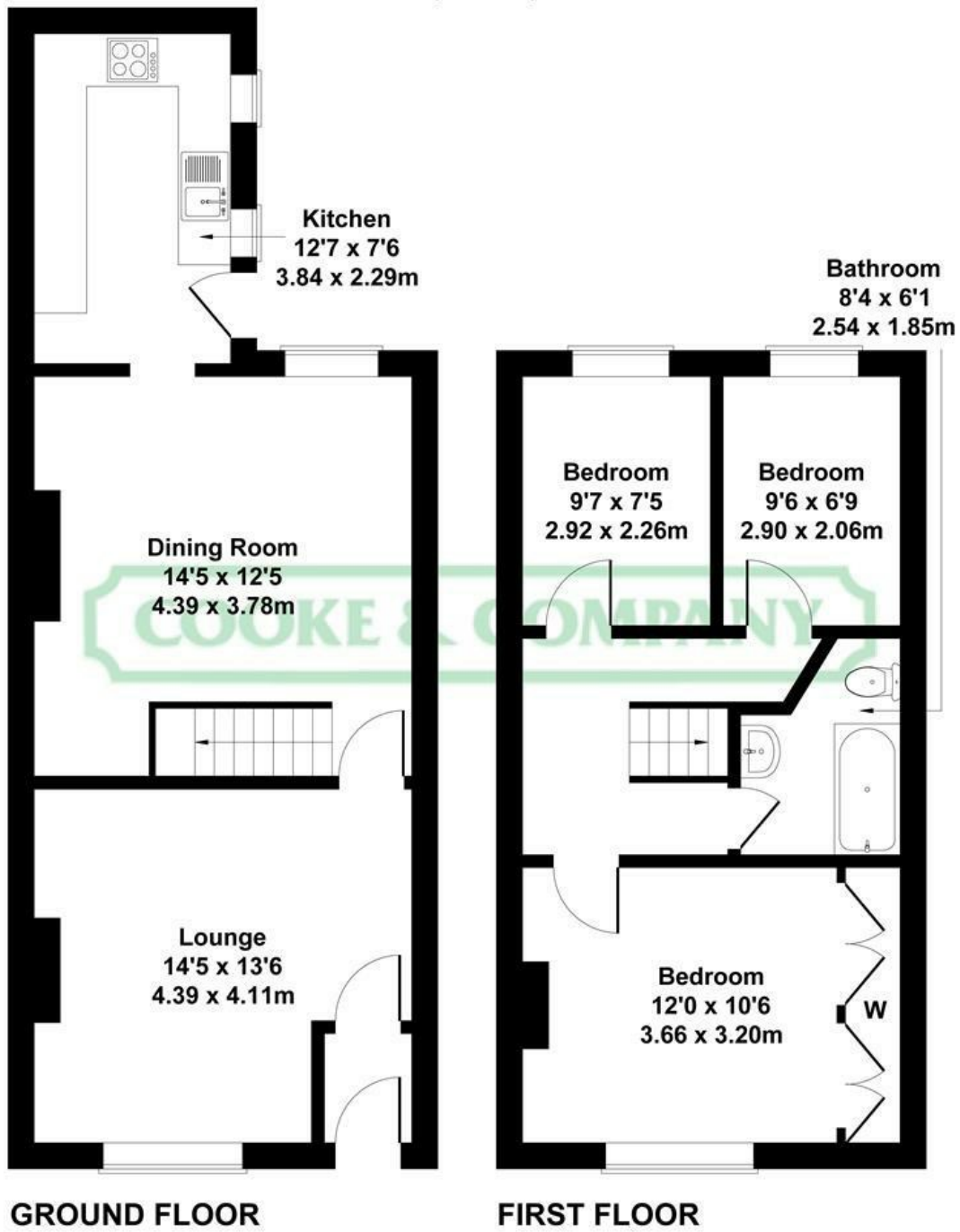
## Directions

: Sat Nav Ref: WN7 1RY



# Floor Plan

Approximate Gross Internal Area  
942 sq ft - 88 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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	