

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Holden Road, Leigh

Situated in a very popular location is this excellent and spacious detached family home with three bedrooms, offering very well presented living accommodation over two floors to include a block paved driveway and gardens to the front and rear within a short walk from the V1 guided Busway for commuter routes and good access to local schools and the Town Centre

Asking Price £340,000

318 Holden Road

Leigh, WN7 2HG



- SITUATED IN A VERY POPULAR LOCATION

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUJNGE

16'8 (max) x 16'4 (max) (4.88m'2.44m (max) x 4.88m'1.22m (max))
Wood burner. TV point. Radiator. Doors leading to Orangery. Attractive galleried landing looking into lounge

DINING KITCHEN

11'7 (max) x 10'8 (max) (3.35m'2.13m (max) x 3.05m'2.44m (max))
Fully fitted with base units and wall cupboards. Oven. Gas hob with overhead extractor hood. Sink unit with mixer tap. Plumbing for washing machine. Radiator.

ORANGERY

14'4 (max) x 9'7 (max) (4.27m'1.22m (max) x 2.74m'2.13m (max))
Wooden flooring. Doors to rear garden.

FIRST FLOOR:

GALLERIED LANDING

Overlooking lounge

BEDROOM

11'8 (max) x 9'2 (max) (3.35m'2.44m (max) x 2.74m'0.61m (max))
Radiator.

BEDROOM

10'4 (max) x 7'1 (max) (3.05m'1.22m (max) x 2.13m'0.30m (max))
Radiator.

BEDROOM

8'2 (max) x 7'4 (max) (2.44m'0.61m (max) x 2.13m'1.22m (max))
Radiator.

BATHROOM

9'8 (max) x 5'4 (max) (2.74m'2.44m (max) x 1.52m'1.22m (max))
Panelled bath with shower fitment over bath and shower screen. Built in wash hand basin with storage. Low level WC. Attractive tiled walls. Radiator.

OUTSIDE:

OUTBUILDING

16'1 (max) x 8'0 (max) (4.88m'0.30m (max) x 2.44m'0.00m (max))
Ideal space for an office/gym. Wooden flooring. Doors to rear garden

PARKING

The property is approached over a block paved entrance driveway which provides off road parking

GARDENS

Gardens are to the front and rear. The rear garden is mainly laid to lawn with raised flower beds, established plants and shrubs. There is also a paved patio area.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band D

VIEWING

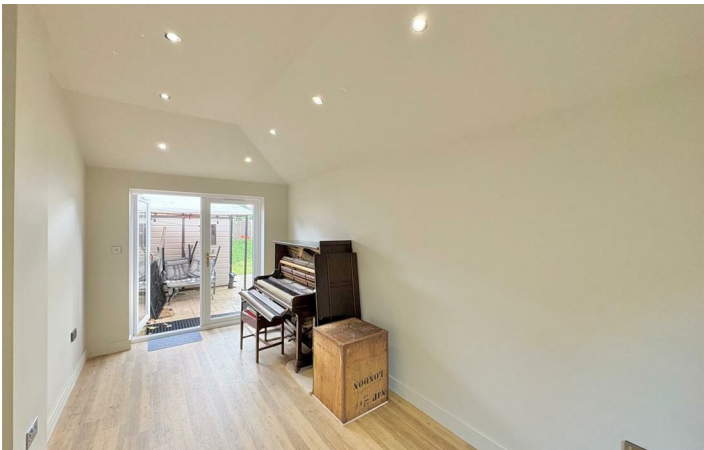
By appointment with the agents as overleaf.

PLEASE NOTE

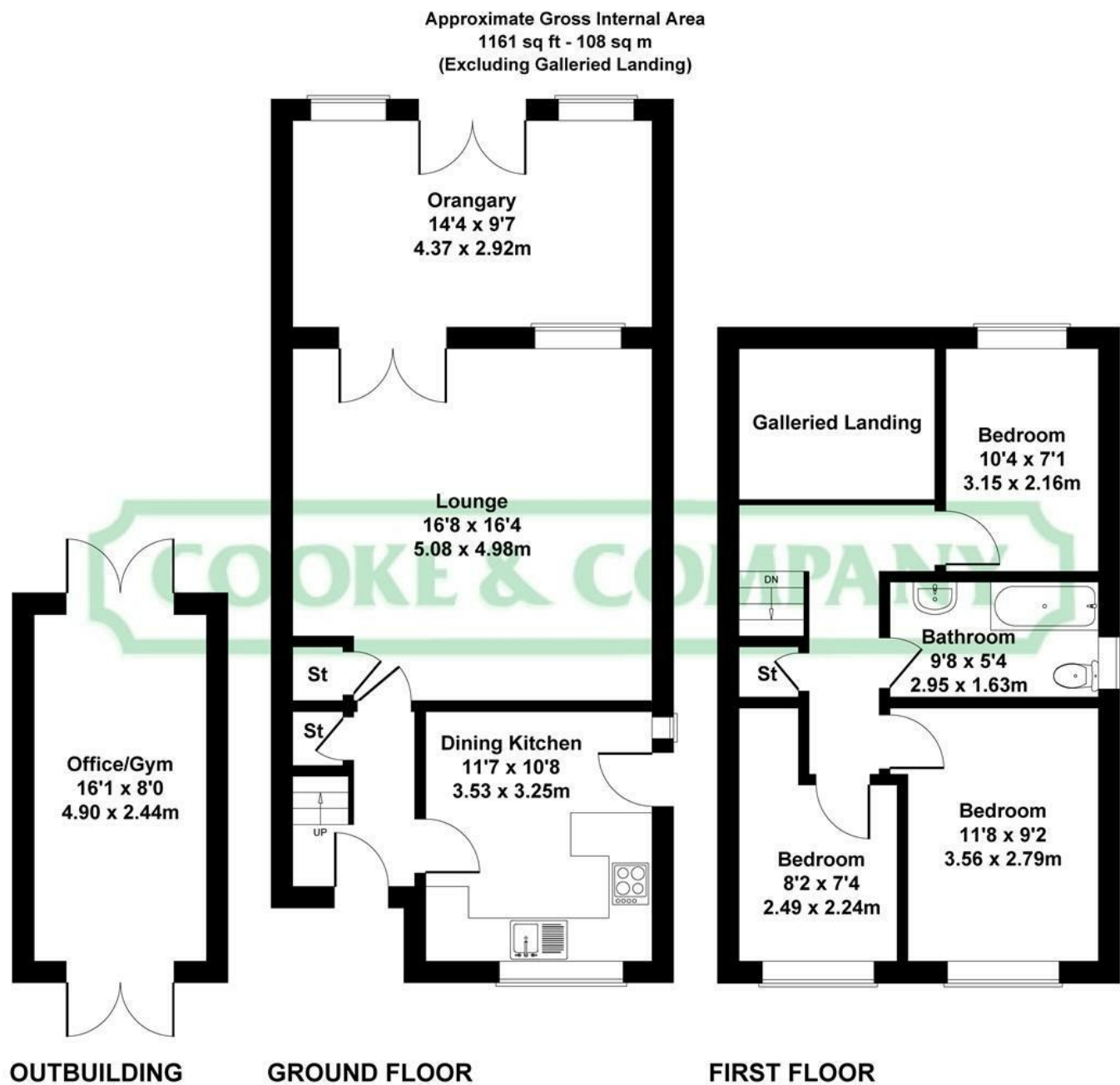
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 2HG



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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	