

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manchester Road, Leigh

Situated in a highly regarded and very popular residential location with good access to public transport routes and local schools is this very attractive and beautifully presented semi-detached family home offering spacious family accommodation over three floors and ample off-road parking to the front of the property with an integral garage and private patio garden to the rear

Asking Price £379,995

149 Manchester Road

Leigh, WN7 2LL



- VIEWING HIGHLY RECOMMENDED
- HIGHLY REGARDED AND POPULAR LOCATION
- NEW BOILER INSTALLED IN 2025 WITH FULL SERVICE HISTORY

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALLWAY

Radiator with cover. Under stairs store cupboard. Wooden flooring

LOUNGE

12'11 (max) x 12'11 (max) (3.94m (max) x 3.94m (max))
Bay window. TV Point. Feature fire and surround. Wooden flooring. Radiator.

DINING ROOM

15'8 (max) x 13'0 (max) (4.78m (max) x 3.96m (max))
Wooden flooring. Radiator. Feature fire with wood burner. Doors to rear garden.

KITCHEN

16'5 (max) x 12'0 (max) (5.00m (max) x 3.66m (max))
Modern fully fitted with wall and base units. Sink unit with mixer tap. Plumbing for washing machine. Breakfast island with seating. Bi Fold doors to rear garden. Tiled flooring.

FIRST FLOOR:

LANDING

BEDROOM

13'1 (max) x 10'1 (max) (3.99m (max) x 3.07m (max))
Walk in Wardrobe. Radiator.

BEDROOM

12'11 (max) x 12'11 (max) (3.94m (max) x 3.94m (max))
Bay Window with seating. Radiator. Wrought iron fire surround.

BEDROOM

9'5 (max) x 7'11 (max) (2.87m (max) x 2.41m (max))
Bay window. Radiator

BATHROOM

9'2 (max) x 7'8 (max) (2.79m (max) x 2.34m (max))
Low level WC. Wash basin. Shower cubicle. Roll top bath. Heated towel rail. Fully tiled.

SECOND FLOOR:

BEDROOM

21'4 (max) x 14'3 (max) (6.50m (max) x 4.34m (max))
Velux windows.

OUTSIDE

The property is garden fronted with a block paved driveway offering ample off-road parking leading to an integral garage. The rear private garden has raised flower beds with established plants and shrubs with a paved patio area leading to raised decking providing additional space perfect for outdoor entertaining.

TENURE

Freehold - Recently Purchased

COUNCIL TAX

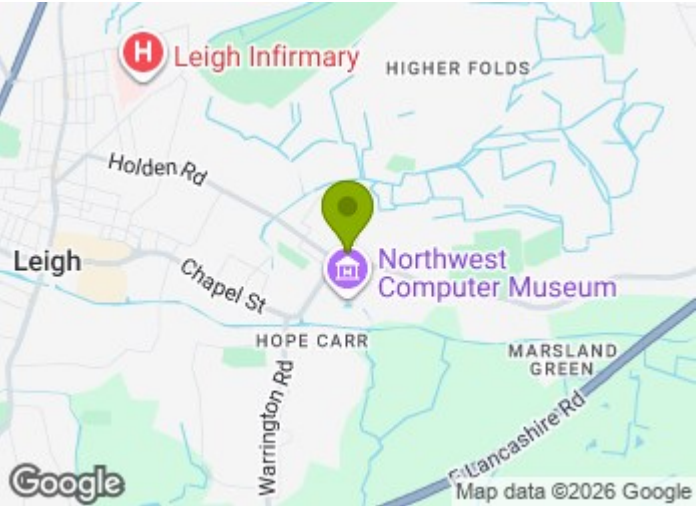
Council Tax Band D

VIEWING

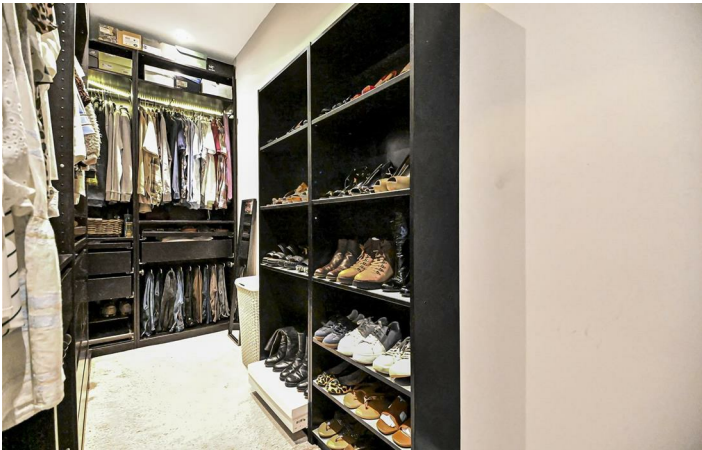
By appointment with the agents as overleaf.

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 2LL



Floor Plan



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		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	