

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



St. Helens Road, Leigh

Situated in a very popular and much sought after residential location is this two-bedroom garden fronted semi-detached true bungalow offering spacious living to include gardens to the front and to the rear and the benefits of excellent access to Pennington Country Flash

Asking Price £199,950

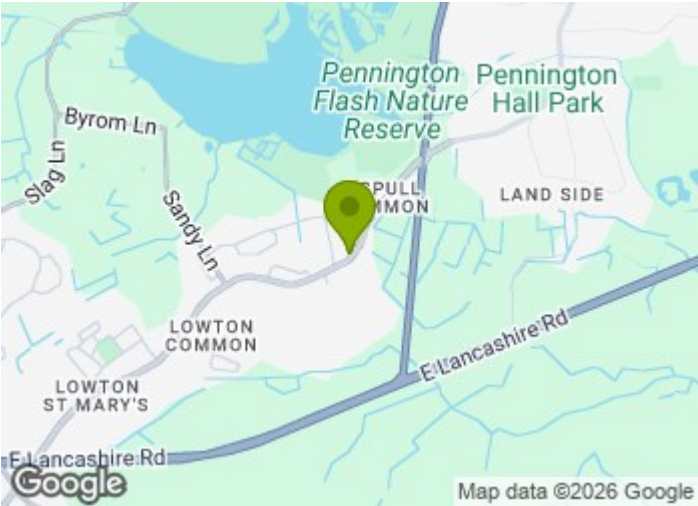
368 St. Helens Road

Leigh, WN7 3PQ



• POPULAR AND MUCH SOUGHT AFTER AREA • CLOSE TO PENNINGTON COUNTRY PARK

In further the accommodation comprises:-	BEDROOM 9'7 (max) x 8'9(max) (2.74m'2.13m (max) x 2.44m'2.74m(max)) Radiator. Door to outside.	VIEWING By appointment with the agents as overleaf.
GROUND FLOOR:		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.
ENTRANCE	BATHROOM 7'5 (max) x 5'7 (max) (2.13m'1.52m (max) x 1.52m'2.13m (max)) Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls.	
LOUNGE 11'7 (max) x 10'8 (max) (3.35m'2.13m (max) x 3.05m'2.44m (max)) TV point. 2 x Radiators. Fire and surround.	OUTSIDE: The property is approached by an entrance pathway and is garden fronted with established plants and shrubs to the rear there is a large fully paved low maintenance garden.	
KITCHEN 9'1 (max) x 6'8 (max) (2.74m'0.30m (max) x 1.83m'2.44m (max)) Fitted kitchen with wall and base cupboards. Sink unit. Plumbing for washing machine.	TENURE Leasehold	
BEDROOM 14'8 (max) x 8'7 (max) (4.27m'2.44m (max) x 2.44m'2.13m (max)) Radiator.	COUNCIL TAX Council Tax Band B	

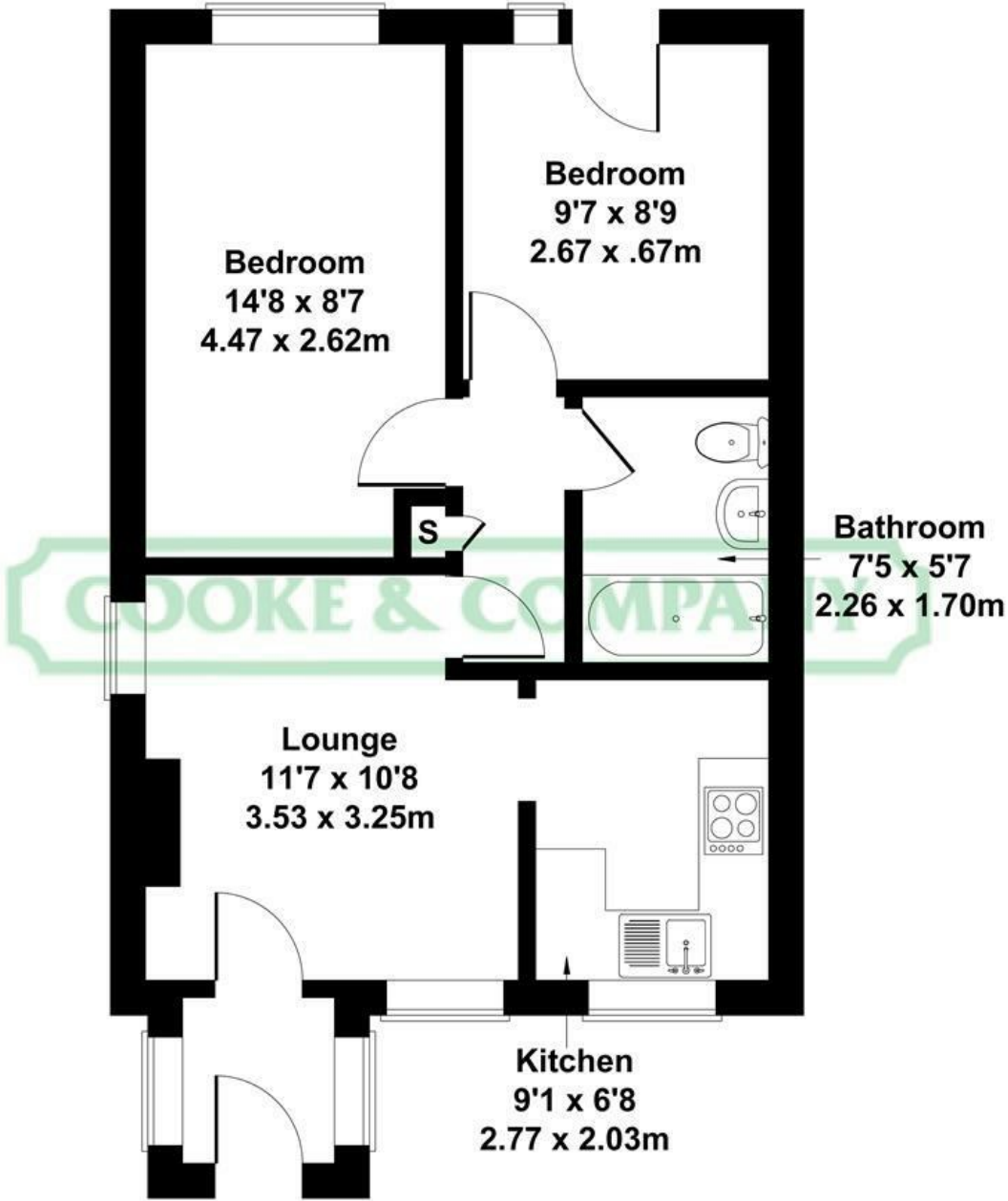


Directions
WN7 3PQ



Floor Plan

Approximate Gross Internal Area
500 sq ft - 46 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 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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC