COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Warrington Road, Leigh

Situated in a very popular and well established location is this well presented two bedroom end terrace property which includes a cellar and with an enclosed area to the rear and is within walking distance of the retail park and town centre

(NEW BOILER - IDEAL FIRST HOME)

Asking Price £124,950

15 Warrington Road

Leigh, WN7 3BG

2 1 2 E

- SITUATED IN A VERY POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED
- FREEHOLD PROPERTY

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE
15'6 (max) x 11'1 (max) (4.57m'1.83m (max) x 3.35m'0.30m (max))
TV point. Radiators. Electric fire.

DINING ROOM
12'6 (max) x 12'6 (max) (3.66m'1.83m (max) x 3.66m'1.83m (max))
Radiator. Electric fire. Tiled flooring.

KITCHEN
23'5 (max) x 8'3 (max) (7.01m'1.52m (max) x 2.44m'0.91m (max))
Fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tax. Built in oven. Hob. Extractor. Plumbing for washing machine. Tiled flooring. Part tiled walls.
Door to outside.

CELLAR

FIRST FLOOR:

LANDING

BEDROOM
14.0 (max) x 11'2 (max) (4.27m.0.00m (max) x 3.35m'0.61m (max))
Radiator.

BEDROOM
12'9 (max) x 10'2 (max) (3.66m'2.74m (max) x 3.05m'0.61m (max))
Radiator.

BATHROOM
8'6 (max) x 6'8 (max) (2.44m'1.83m (max) x 1.83m'2.44m (max))
Panelled bath with overhead shower fitment. Pedestal hand wash basin. Low level WC. Part tiled walls. Radiator.

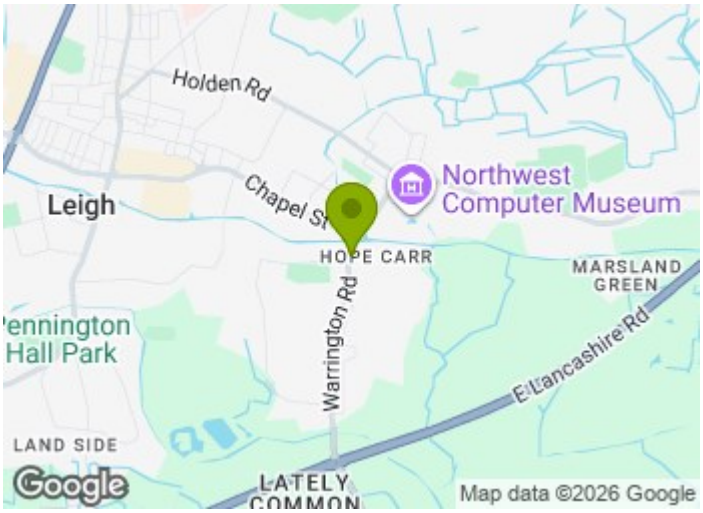
OUTSIDE:
The property is pavement fronted with an enclosed area to the rear.

TENURE
Leasehold.

VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX
Council Tax Band B

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 3BG



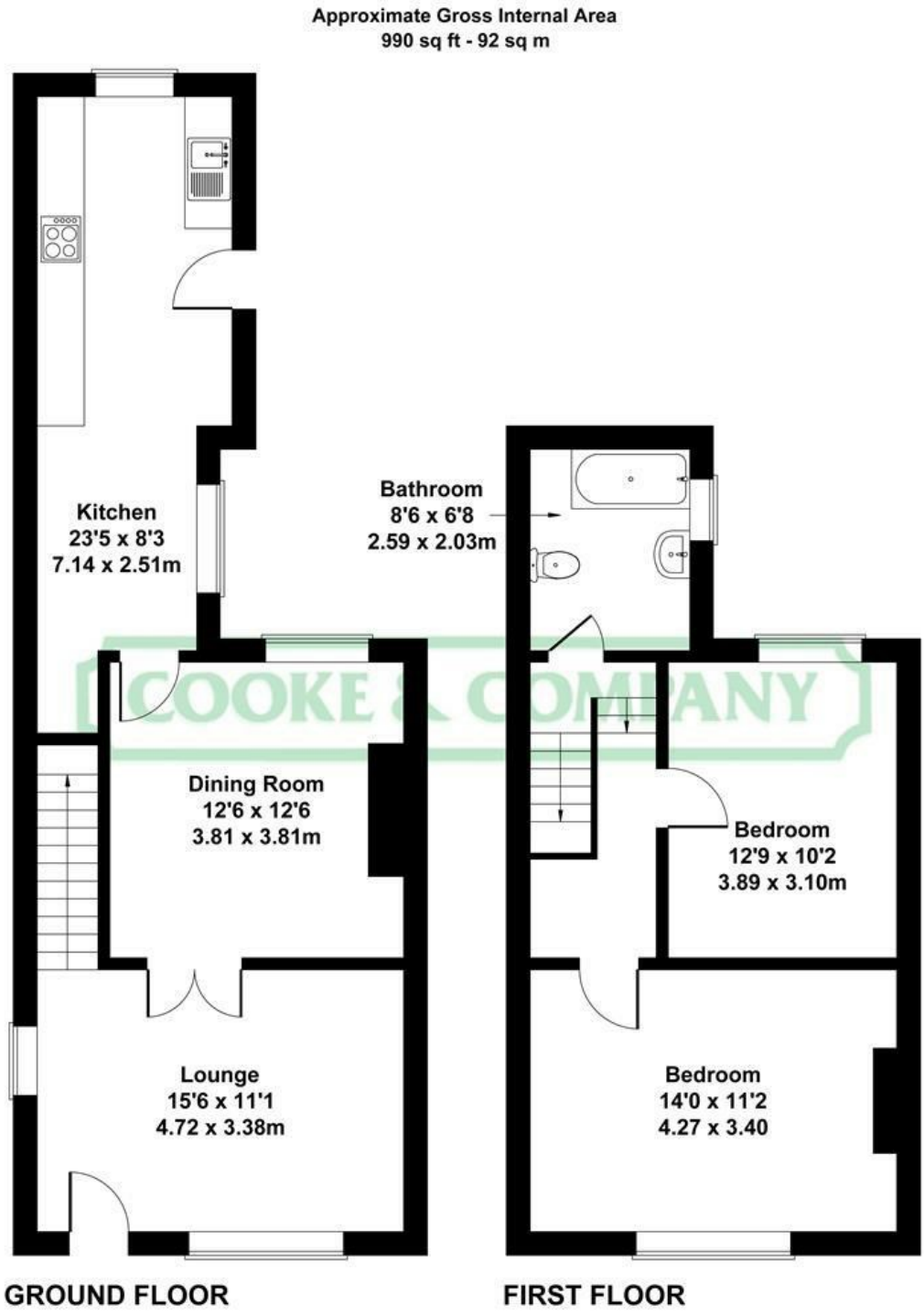






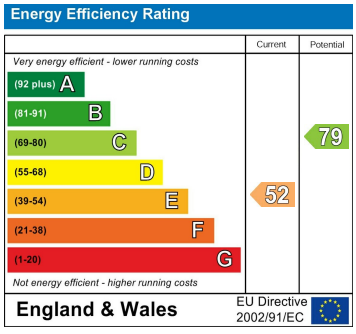


Floor Plan



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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