

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Twist Lane, Leigh

Situated in a popular location with excellent access to the town centre and retail park is this very spacious pavement fronted end terrace property with three bedrooms offering well proportioned living accommodation throughout

Asking Price £155,000

240 Twist Lane

Leigh, WN7 4EL



- SITUATED IN A POPULAR RESIDENTIAL LOCATION
- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

16'9 (max) x 13'9 (max) (4.88m'2.74m (max) x 3.96m'2.74m (max))

TV point. Radiator.

DINING ROOM

15'0 (max) x 13'4 (max) (4.57m'0.00m (max) x 3.96m'1.22m (max))

Feature fire and surround.

KITCHEN

15'4 (max) x 10'9 (max) (4.57m'1.22m (max) x 3.05m'2.74m (max))

Fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Wooden flooring. Radiator.

UTILITY/SHOWER ROOM:

10'6 (max) x 7'8 (max) (3.05m'1.83m (max) x 2.13m'2.44m (max))

Large walk in shower. Plumbing for washing machine. Radiator.

FIRST FLOOR:

LANDING

Storage cupboard

BEDROOM

15'0 (max) x 13'9 (max) (4.57m'0.00m (max) x 3.96m'2.74m (max))

Feature fire and surround. Fitted wardrobes.

BEDROOM

13'6 (max) x 12'0 (max) (3.96m'1.83m (max) x 3.66m'0.00m (max))

Fitted wardrobes

BEDROOM

8'2 (max) x 6'4 (max) (2.44m'0.61m (max) x 1.83m'1.22m (max))

FAMILY BATHROOM

9'7 (max) x 6'4 (max) (2.74m'2.13m (max) x 1.83m'1.22m (max))

Panelled bath. Low level WC. Pedestal wash basin.

OUTSIDE:

The property is pavement fronted with an enclosed courtyard style area to the rear.

TENURE

Leasehold

VIEWING

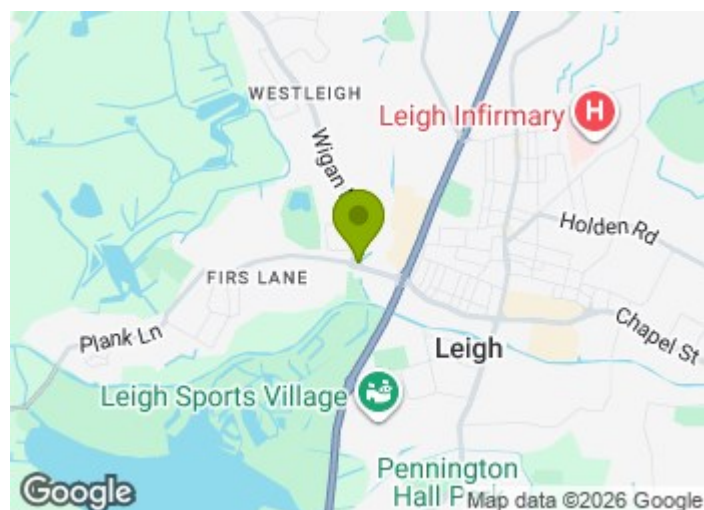
By appointment with the agents as overleaf.

COUNCIL TAX

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.



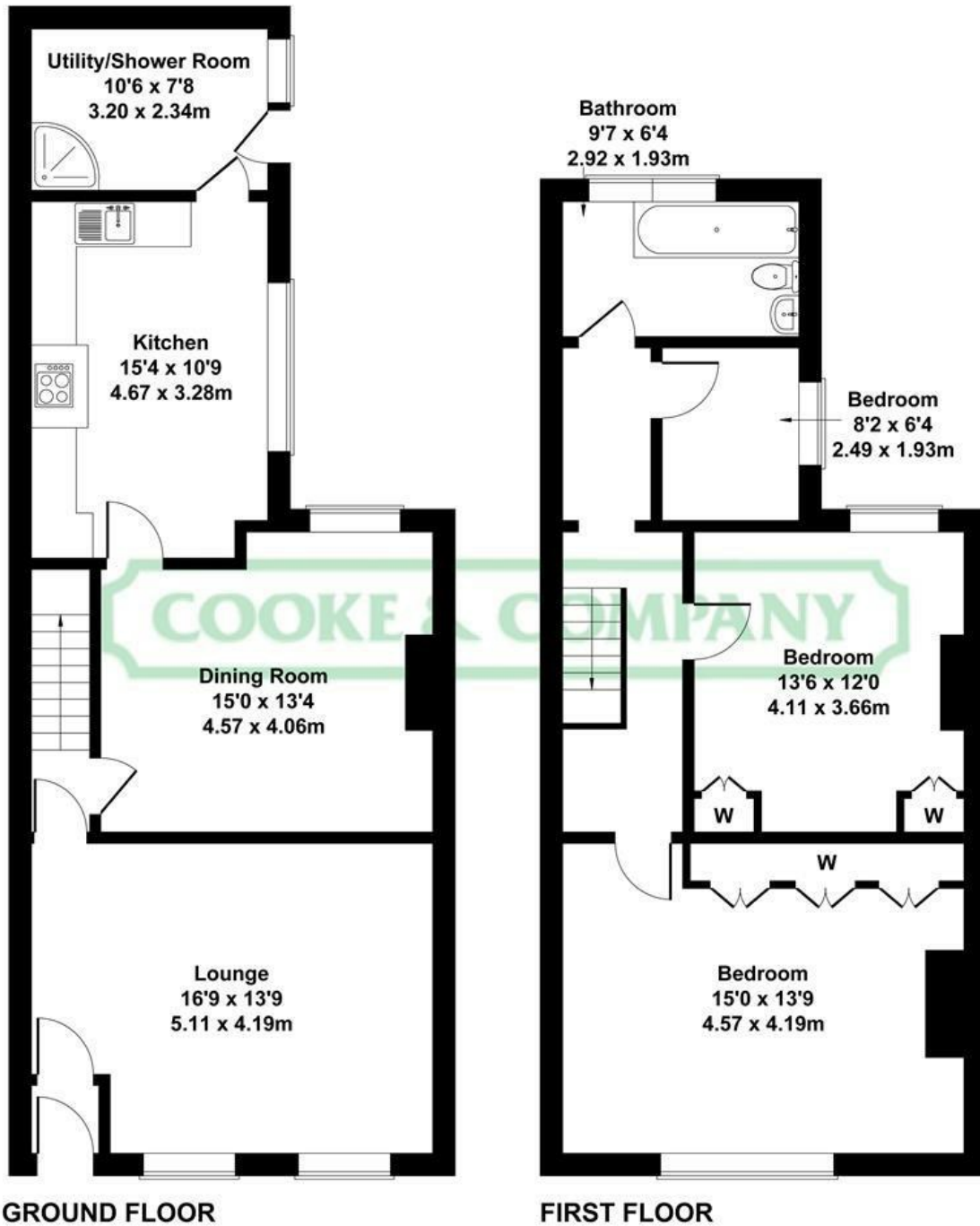
Directions

WN7 4EL



Floor Plan

Approximate Gross Internal Area
1372 sq ft - 127 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		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	71