

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Wigan Road, Leigh

Situated in an established residential area with good access to public transport routes is this garden fronted semi-detached property offering well proportioned accommodation over two floors with three bedrooms and a private enclosed garden to the rear

Ideal home for a first time buyer

**Asking Price £149,950**

# 278 Wigan Road

Leigh, WN7 5HD



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE:

### LOUNGE

14'7 (max) x 12'9 (max) (4.27m'2.13m (max) x 3.66m'2.74m (max))

Feature fire and surround. Radiator.

### DINING KITCHEN

15'9 (max) x 9'9 (max) (4.57m'2.74m (max) x 2.74m'2.74m (max) )

Fully fitted with wall and base cupboards. Sink with mixer tap. Oven. Hob. Extractor. Plumbing for washing machine. Radiator. Door to rear of property.

### FIRST FLOOR:

### LANDING

### BEDROOM

11'1 (max) x 9'0 (max) (3.35m'0.30m (max) x 2.74m'0.00m (max))

Radiator.

### BEDROOM

12'8 (max) x 8'3 (max) (3.66m'2.44m (max) x 2.44m'0.91m (max))

Radiator.

### BEDROOM

9'8 (max) x 7'5 (max) (2.74m'2.44m (max) x 2.13m'1.52m (max) )

BEDROOM: 9'8 (max) x 7'5 (max) Radiator

### BATHROOM

Panelled bath. Wash hand basin. Low level WC.

### OUTSIDE:

The property is approached by an entrance pathway with a mainly laid to lawn garden with a paved enclosed area to the rear.

### TENURE

Freehold

### COUNCIL TAX

Council Tax Band A

### 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.



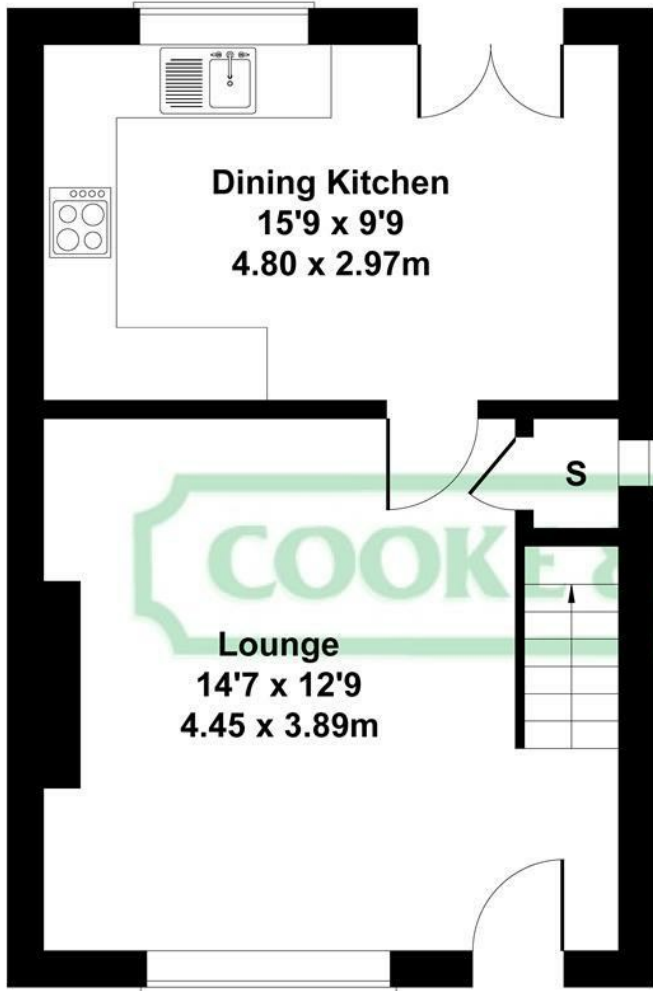
## Directions

WN7 5HD

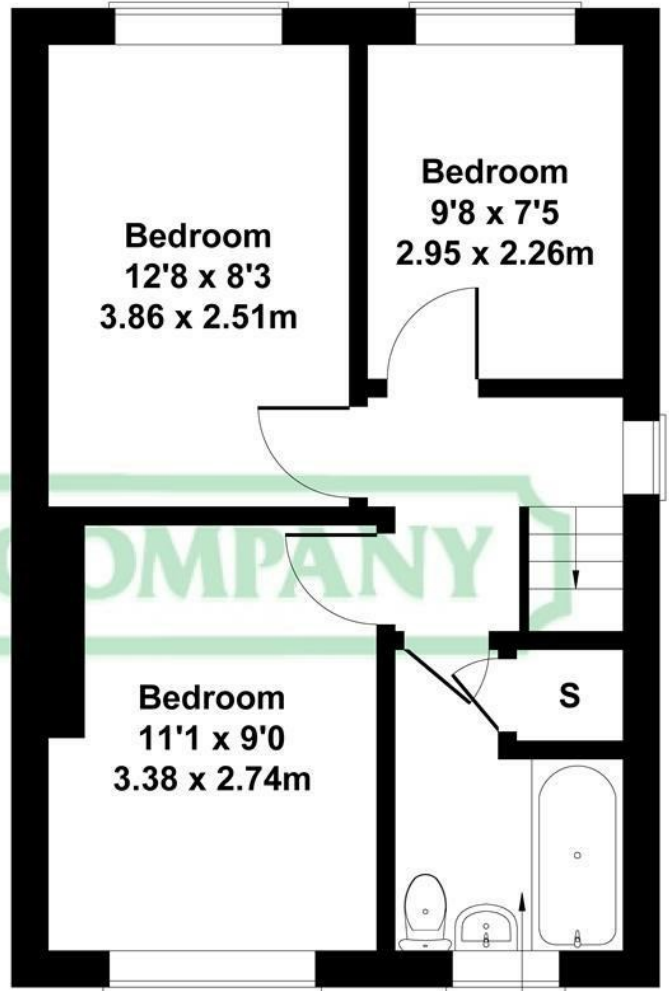


## Floor Plan

Approximate Gross Internal Area  
782 sq ft - 73 sq m



**GROUND FLOOR**



**FIRST FLOOR**

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.

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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	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	81