

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manchester Road, Leigh

Situated in a very popular and well established location is this well-proportioned and modern two-bedroom garden fronted mid terrace property offering good sized accommodation over two floors to include an enclosed courtyard style area to the rear and all within walking distance of the town centre and local amenities

Asking Price £150,000

46 Manchester Road

Leigh, WN7 2AZ



- WELL ESTABLISHED AND POPULAR LOCATION
 - NO ONWARD CHAIN
- IDEAL HOME FOR A FIRST TIME BUYER
- CLOSE TO LOCAL AMENITIES

In further the accommodation comprises:

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

13'7 (max) x 12'1 (max) (3.96m'2.13m (max) x 3.66m'0.30m (max))
Radiator.

DINING ROOM

13'6 (max) x 12'7 (max) (3.96m'1.83m (max) x 3.66m'2.13m (max))
TV point. Radiator.

KITCHEN

9'8 (max) x 8'2 (max) (2.74m'2.44m (max) x 2.44m'0.61m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Gas hob. Plumbing for washing machine. Door to rear of property.

CLOAKROOM/WC

Low level WC.

FIRST FLOOR:

LANDING

BEDROOM

8'4 (max) x 6'5 (max) (2.44m'1.22m (max) x 1.83m'1.52m (max))
Radiator.

BEDROOM

13'6 (max) x 9'5 (max) (4.11m (max) x 2.87m (max))
Radiator.

SHOWER ROOM

12'0 (max) x 6'5 (max) (3.66m'0.00m (max) x 1.83m'1.52m (max))
Shower cubicle. Built in vanity wash basin with storage. Low level WC. Tiled flooring. Part tiled walls.

OUTSIDE:

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

TENURE

Leasehold

VIEWING

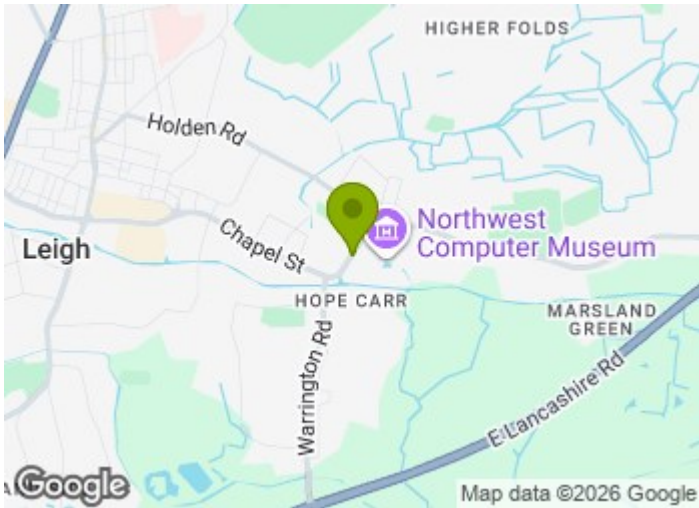
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

PLEASE NOTE

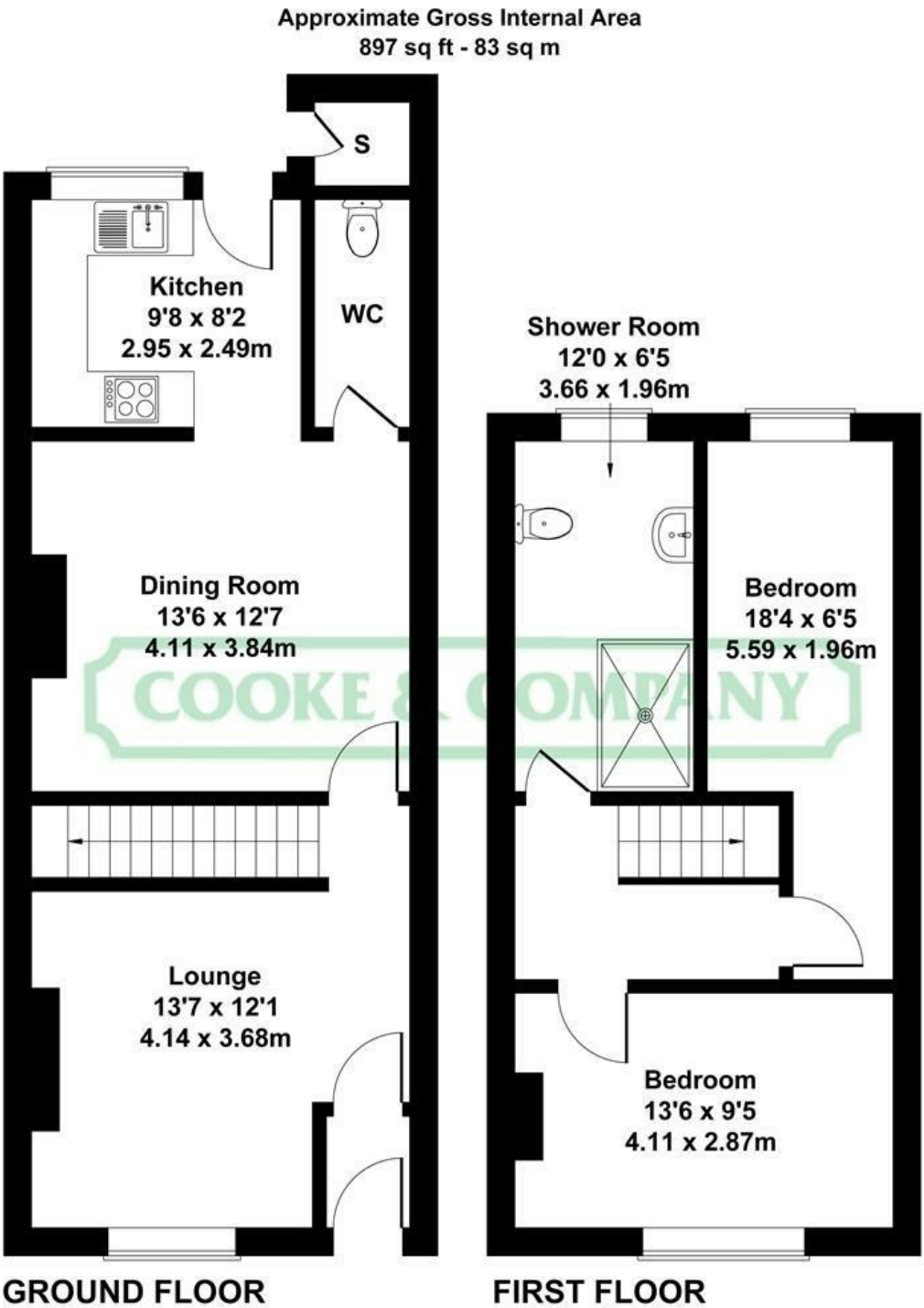
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 2AZ



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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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	46	72
EU Directive 2002/91/EC		