

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Milldale Road, Leigh

Located in a highly regarded residential area is this semi-detached family home with three bedrooms within a short walk to local schools and access to public transport routes offering an ideal family home to include off road parking and gardens to the front and rear

**Asking Price £250,000**

# 37 Milldale Road

Leigh, WN7 3PP



- LOCATED IN A POPULAR RESIDENTIAL LOCATION

- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE/DINING ROOM

22'5 (max) x 11'3 (max) (6.71m'1.52m (max) x 3.35m'0.91m (max))

Wooden flooring. Radiator. Feature fire surround. Gas fire. TV point. Doors to sitting room

### SITTING ROOM

9'0 (max) x 8'5 (max) (2.74m'0.00m (max) x 2.44m'1.52m (max))

Wooden flooring. Radiator. Patio doors to rear garden

### KITCHEN

17'8 (max) x 7'4 (max) (5.18m'2.44m (max) x 2.13m'1.22m (max))

Fitted with base units and wall cupboards. Oven. Hob. Inset sink. Plumbing for washing machine. Breakfast bar. Door to outside.

## FIRST FLOOR:

### LANDING:

### BEDROOM

13'10 (max) x 10'3 (max) (3.96m'3.05m (max) x 3.05m'0.91m (max))

Fitted Wardrobes. Radiator.

### BEDROOM

10'9 (max) x 9'3 (max) (3.05m'2.74m (max) x 2.74m'0.91m (max))

Radiator.

### BEDROOM

9'9 (max) x 7'0 (max) (2.74m'2.74m (max) x 2.13m'0.00m (max))

Radiator.

### SHOWER ROOM

6'2 (max) x 5'3 (max) (1.83m'0.61m (max) x 1.52m'0.91m (max))

Wet room style shower. Pedestal wash hand basin. Low level WC. Heated towel rail. Fully tiled walls.

### OUTSIDE:

### PARKING

The property is approached over a large entrance driveway providing ample off road parking.

### GARDENS

The front garden is mainly laid to lawn with

hedges. The large rear garden includes established plants, trees and shrubs with a small laid to lawn area.

### TENURE

Leasehold

### COUNCIL AND TAX BAND:

Wigan Council Tax Band B.

### 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.



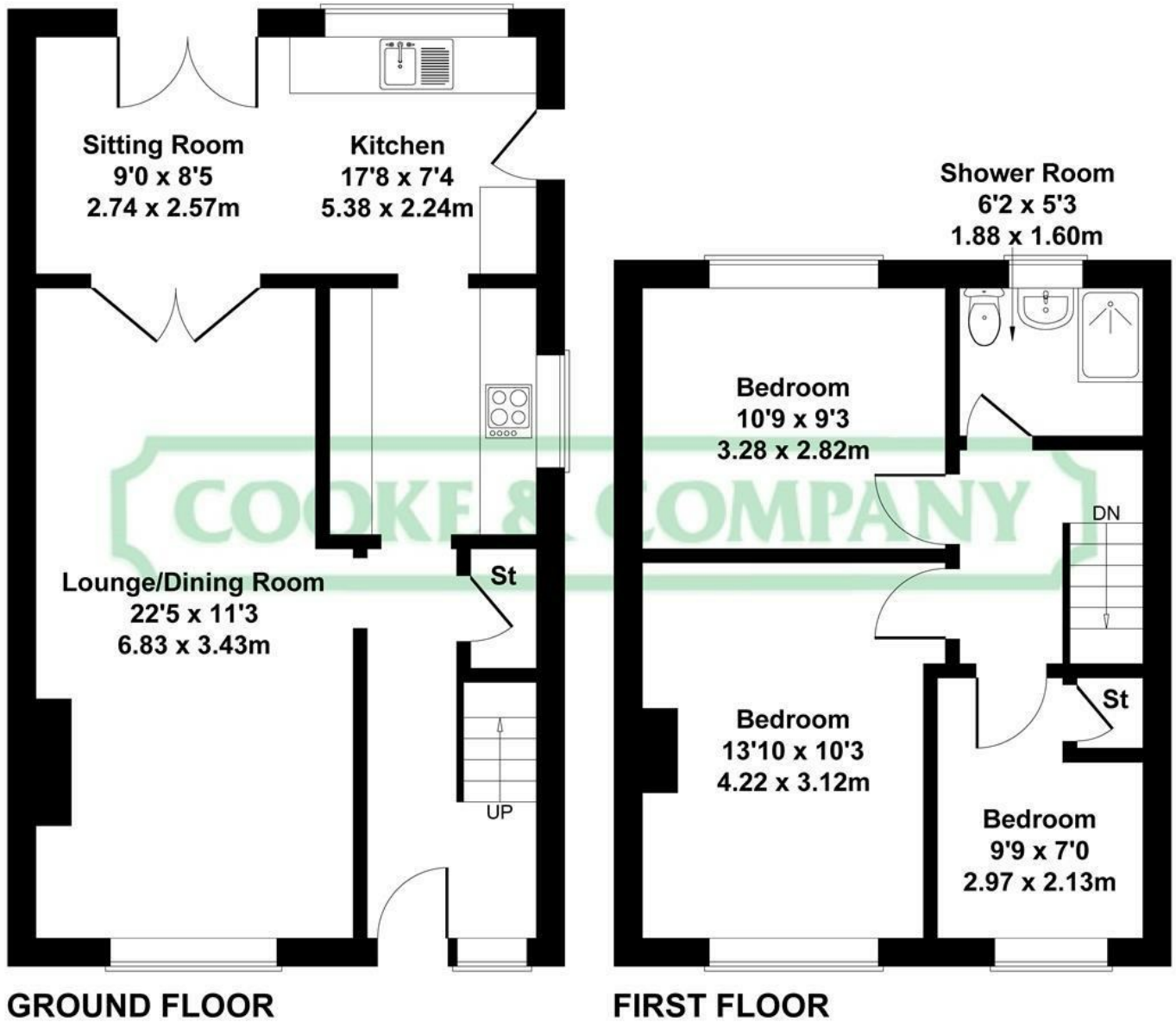
## Directions

WN7 3PP



## Floor Plan

Approximate Gross Internal Area  
978 sq ft - 91 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.

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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	67	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	