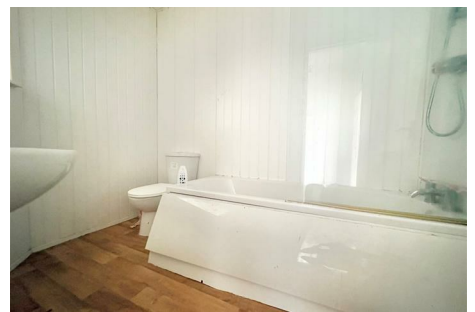


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Kirkhall Lane, Leigh

Public Notice : 18 Kirkhall Lane, Leigh, Lancashire, Wn7 1RY. We are acting in the sale of the above property and have received an offer of £109,000. Any interested parties must submit their offer in writing to the selling agent within 14 days of the date of this notice. If no further acceptable offers are received during this period, the property will be marked as Sold Subject to Contract and no further offers will be accepted while under this status. 19-8-2026

Asking Price £90,000

18 Kirkhall Lane

Leigh, WN7 1RY



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

13'6 (max) x 14'5 (max) (3.96m'1.83m (max) x 4.27m'1.52m (max))

DINING ROOM

12'3 (max) x 14'5 (max) (3.66m'0.91m (max) x 4.27m'1.52m (max))

KITCHEN

12'7 (max) x 7'6 (max) (3.66m'2.13m (max) x 2.13m'1.83m (max))
Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine.

FIRST FLOOR:

LANDING

BEDOROM

12'0 (max) x 10'6 (max) (3.66m'0.00m (max) x 3.05m'1.83m (max))

BEDROOM

6'9 (max) x 9'6 (max) (1.83m'2.74m (max) x 2.74m'1.83m (max))

BEDROOM

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

BATHROOM

8'2 (max) 6'1 (max) (2.44m'0.61m (max) 1.83m'0.30m (max))
Panelled bath. Pedestal wash hand basin. Low level WC.

TENURE

Leasehold

VIEWING BY

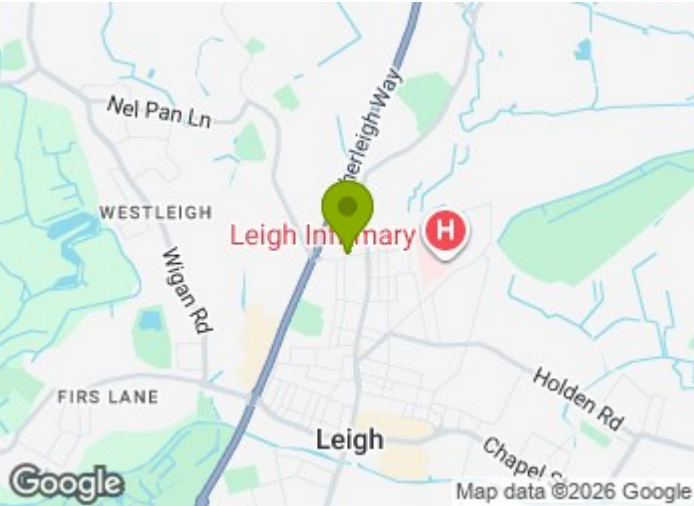
appointment with the agent as overleaf

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.

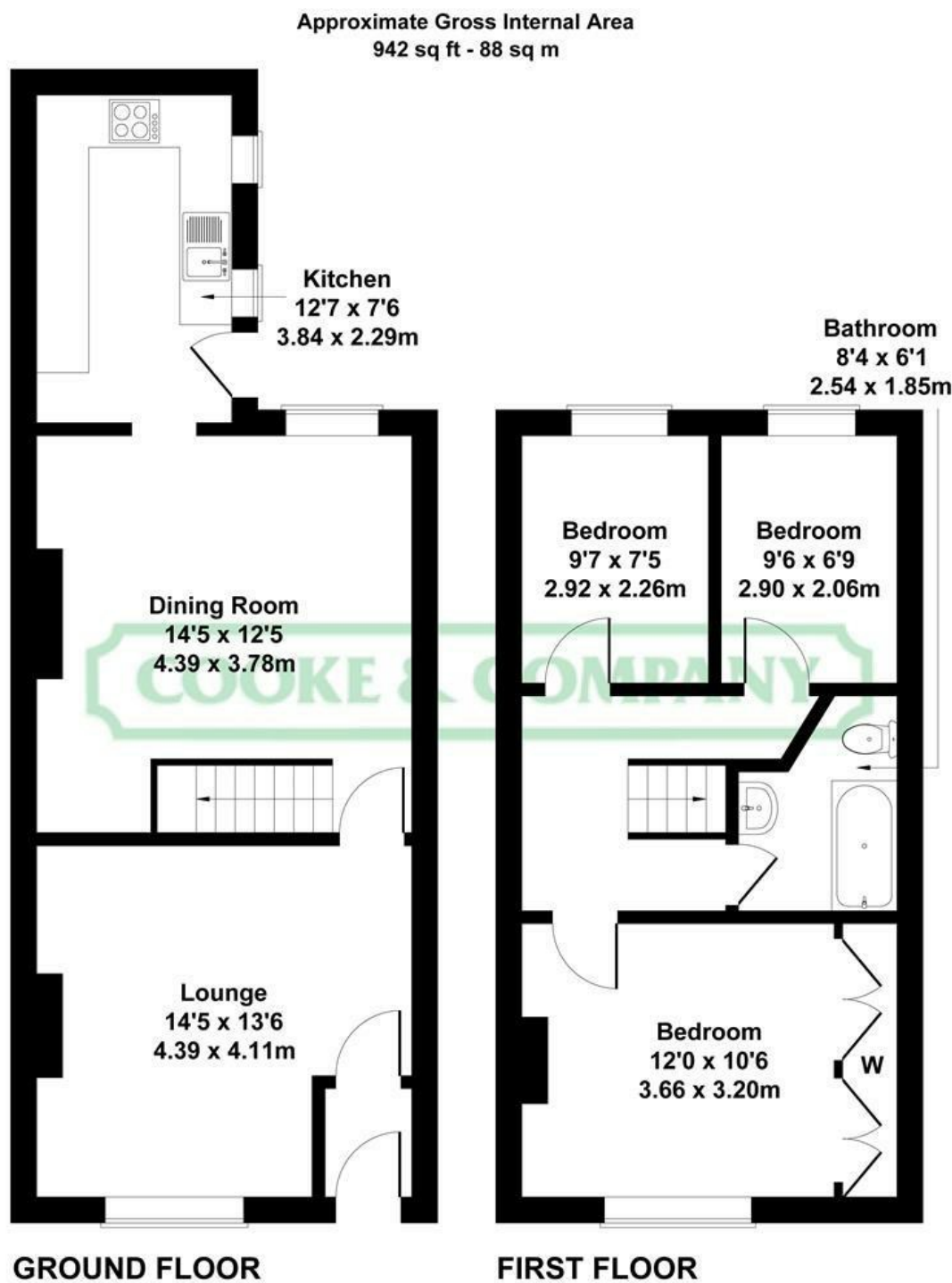


Directions

: Sat Nav Ref: WN7 1RY



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.

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		73
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	