

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Holden Road, Leigh

Situated in a highly regarded and sought after location with good access to the town centre is this very spacious three bedroom semi-detached family home offering good sized living accommodation over two floors to include gardens to the front and rear and a detached garage

Asking Price £215,000

175 Holden Road

Leigh, WN7 1JN



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE:

LOUNGE/DINING ROM

25'1 (max) x 11'6 (max) (7.65m (max) x 3.51m (max))

TV point. Feature fire surround with gas fire. Radiator.

KITCHEN

11'5 (max) x 9'2 (max) (3.48m (max) x 2.79m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Hob. Extractor hood. Tiled flooring.

FIRST FLOOR:

LANDING:

BEDROOM

12'9 (max) x 11'2 (max) (3.89m (max) x 3.40m (max))

Radiator. TV point

BEDROOM

11'9 (max) x 10'5 (max) (3.58m (max) x 3.18m (max))

Radiator.

BEDROOM

9'9 (max) x 7'4 (max) (2.97m (max) x 2.24m (max))

Radiator.

BATHROOM

5'4 (max) x 4'9 (max) (1.63m (max) x 1.45m (max))

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC.

OUTSIDE:

PARKING

There is a detached garage to the rear of the property. In addition, there are double gates to the rear offering off street parking.

GARDENS

The property is approached by a pathway with

a mainly laid to lawn garden. To the rear is an enclosed mainly laid to lawn garden with a paved area.

TENURE

Leasehold

VIEWING

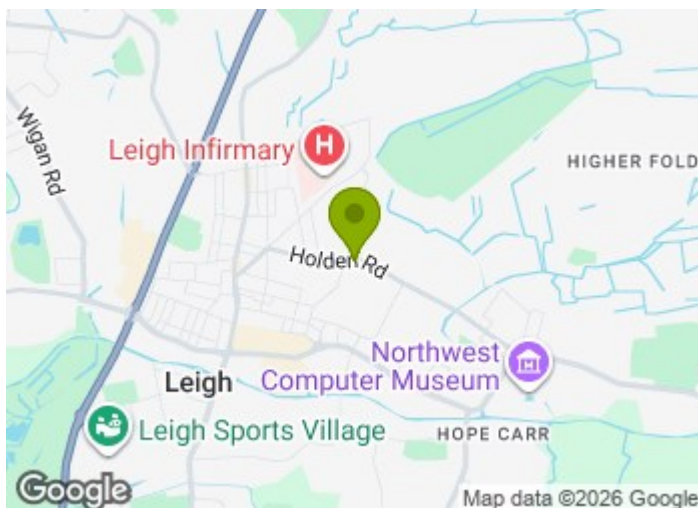
By appointment with the agent as overleaf.

COUNCIL TAX

Council Tax Band B

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

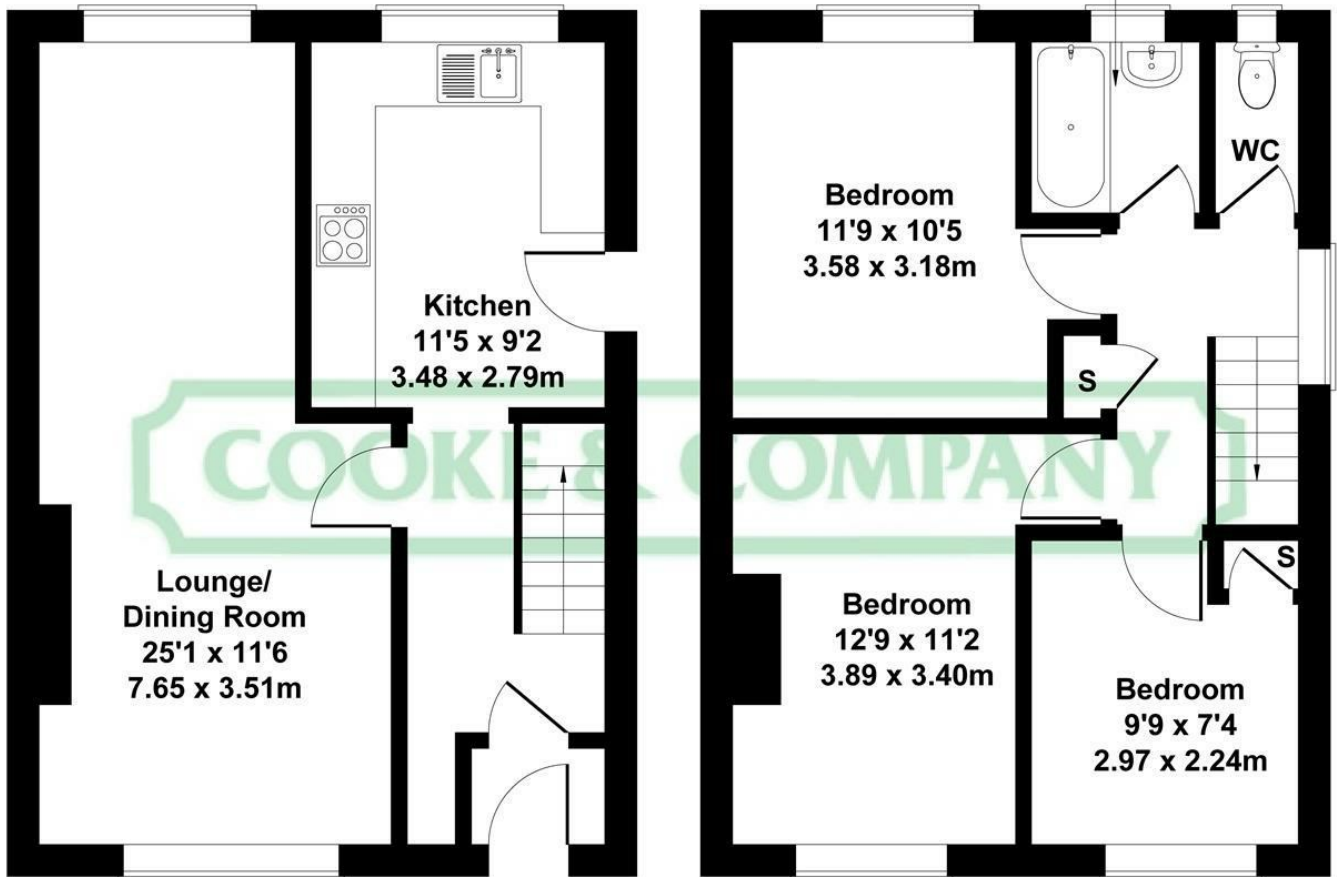
WN7 1JN



Floor Plan

Approximate Gross Internal Area
886 sq ft - 82 sq m

Bathroom
5'4 x 4'9
1.63 x 1.45m



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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	