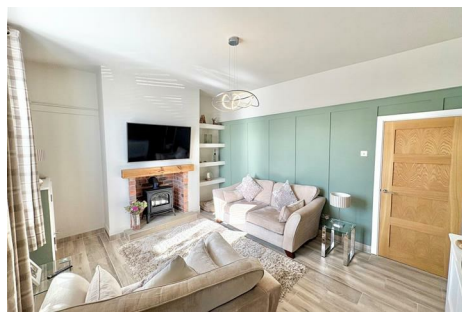


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



St. Helens Road, Leigh

Situated in a very popular location
With excellent access to Pennington Hall Park and Pennington
Country Park is this exceptionally well presented and fully modernised to
Excellent standard two bedroom garden fronted mid terrace property offering
Elegance and modern living over two floors to include attractive courtyard
Style gardens to the rear

(MUST BE VIEWED – EXCEPTIONALLY WELL PRESENTED)

Asking Price £189,950

296 St. Helens Road

Leigh, WN7 3PD



In further the accommodation comprises:

GROUND FLOOR

ENTRANCE HALL

LOUNGE

15'00 x 15'00 (4.57m x 4.57m)

LOUNGE 15'0 (max) x 15'' (max) Feature wall paneling. Electric feature fire with surround. Tv point. Feature flooring.

DINING KITCHEN

15'(max) x 11'0 (max) (4.57m'(max) x 3.35m'0.00m (max))

Fully fitted and contemporary styled kitchen with wall and base cupboards. Sink unit with mixer taps. Breakfast bar. Inset lighting. Feature flooring. Built in double oven. Extractor fan. Access to courtyard via French doors.

FIRST FLOOR

LANDING

BEDROOM ONE

13'9 x 9'8 (4.19m x 2.95m)

Feature paneling walls. Fully fitted wardrobes. Radiator.

BEDROOM TWO

11'1 x 7'7 (3.38m x 2.31m)

Radiator.

BATHROOM

10'8 x 7'2 (3.25m x 2.18m)

Modern suite. Inset feature bath. Pedestal wash hand basin. Low level WC. Partied walls. Feature flooring. Walk in modern shower with glass screen. Inset lighting. Radiator.

OUTSIDE

The property is garden fronted with an enclosed courtyard style area to the rear offering very attractive outside space.

TENURE

Leasehold.

VIEWING

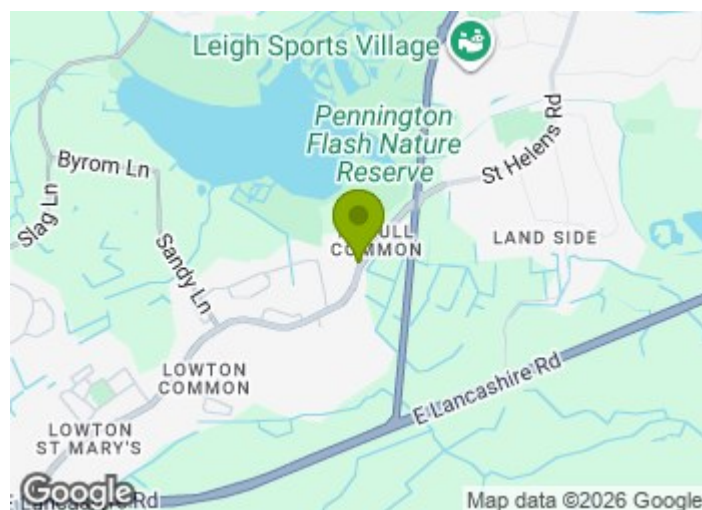
By appointment with the agents as overleaf.

COUNCIL TAX BAND

A

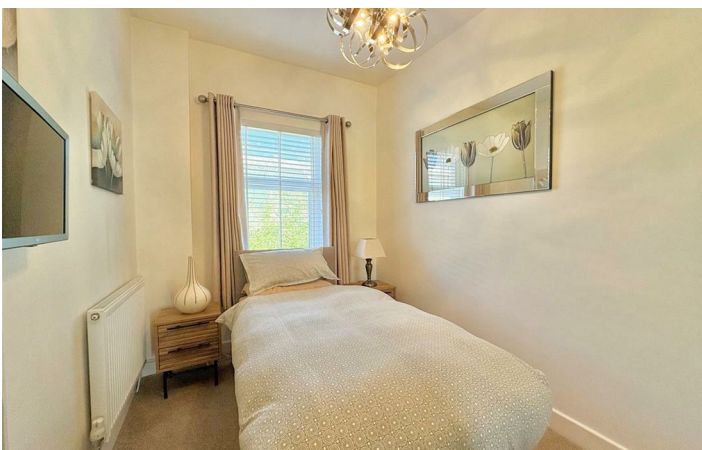
PLEASE NOTE

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

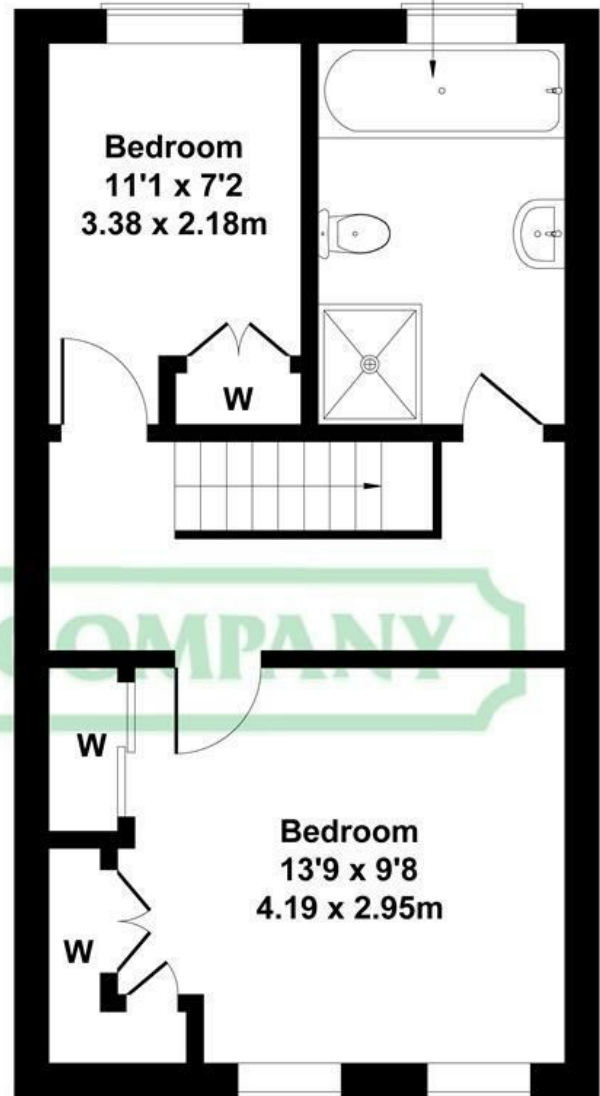
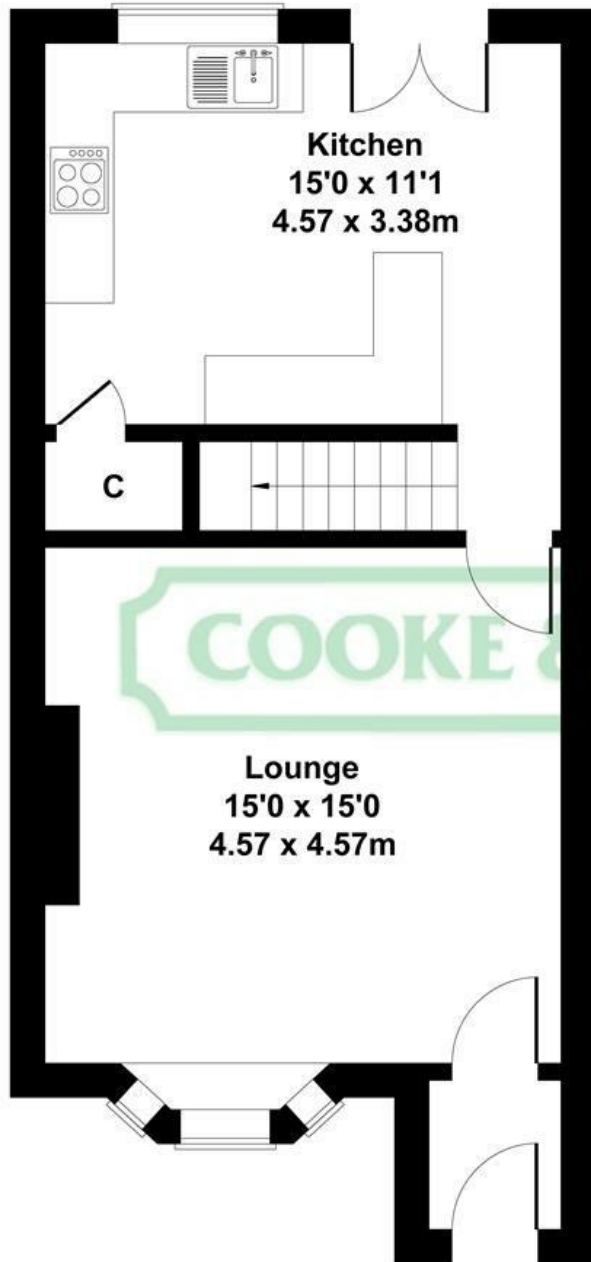
sat nav re wn7 3pd



Floor Plan

Approximate Gross Internal Area
915 sq ft - 85 sq m

Bathroom
10'8 x 7'2
3.25 x 2.18m



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.

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 | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 56 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |