COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









St. Helens Road, Leigh

Situated in a popular and highly regarded residential area is this three-bedroom semi-detached family property offering spacious accommodation throughout and within a short walk to Pennington Flash Country Park and easy access to local schools, public transport routes and commuter and social routes

Offers Over £280,000

389 St. Helens Road

Leigh, WN7 3PQ

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- HIGHLY REGARDED AND POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes:- Entrance hall, lounge and dining kitchen. Whilst on the first floor there are three bedrooms and a family bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE HALL
Radiator

LOUNGE
13'0 (max) x10'7 (max) (3.96m (max) x3.23m (max))
Radiator. TV point. Wooden flooring

DINING KITCHEN
23'7 (max) x 13'0 (max) (7.19m (max) x 3.96m (max))
Fully fitted with wall and base cupboards. Oven. Hob. Extractor. Integrated dishwasher. Sink unit with mixer tap. 2 x Radiators. French doors and patio doors to outside.

GARAGE
17'5 (max) x 10'3 (max) (5.31m (max) x 3.12m (max))
Electric door. Plumbing for washing machine

FIRST FLOOR:

LANDING

BEDROOM
12'2 (max) x 10'5 (max) (3.71m (max) x 3.18m (max))
Radiator.

BEDROOM
12'3 (max) x 8'6 (max) (3.73m (max) x 2.59m (max))
Radiator.

BEDROOM
9'7 (max) x 5'8 (max) (2.92m (max) x 1.73m (max))
Radiator.

BATHROOM
Panelled bath with overhead shower fitment and shower screen. Vanity built in wash basin with storage. Low level WC.

OUTSIDE:

GARDENS
The property is garden fronted. To the rear is a beautiful mainly laid to lawn garden with established plants, trees and shrubs. In addition, there is a raised fully paved patio area which is perfect for outdoor entertaining.

PARKING
The property is garden fronted with a large block paved driveway offering ample off-street parking, leading to an integral garage.

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 3PQ

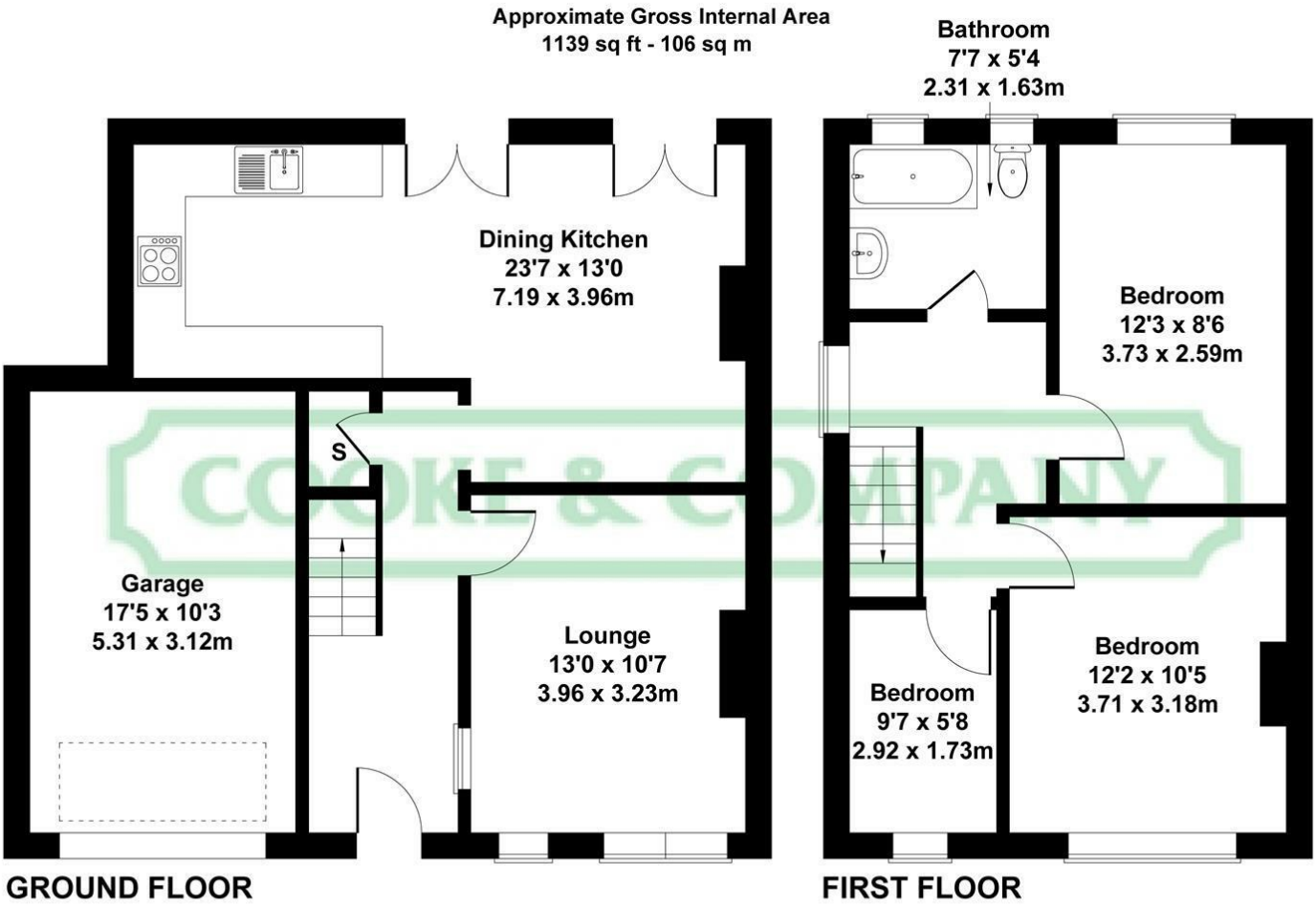








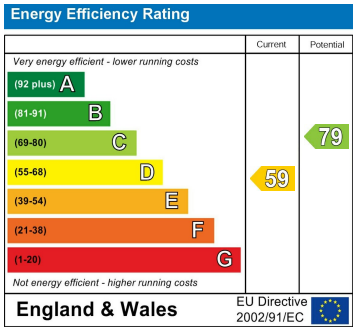

Floor Plan



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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