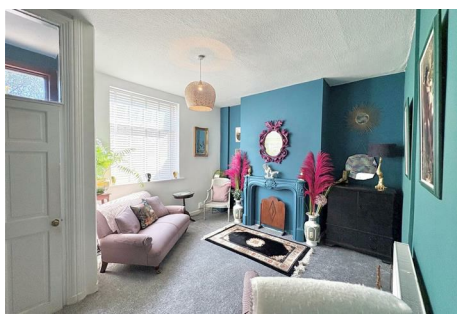


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wigan Road, Leigh

Situated in an established residential area is this attractive two-bedroom mid terrace property offering well proportioned living accommodation with convenient access to the town centre and attractive views to the front overlooking Playing Fields

Asking Price £155,000

143 Wigan Road

Leigh, WN7 5DE



- VIEWING HIGHLY RECOMMENDED
- OPEN VIEWS OVER PLAYING FIELDS TO THE FRONT

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

14'8 (max) x 12'7 (max) (4.47m (max) x 3.84m (max))
Feature fireplace. Radiator.

DINING AREA

14'8 (max) x 11'8 (max) (4.47m (max) x 3.56m (max))

KITCHEN

14'1 (max) x 5'7 (max) (4.29m (max) x 1.70m (max))
Fitted kitchen with wall and base cupboards. Sink unit. With mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Door to outside.

FIRST FLOOR:

LANDING:

BEDROOM

18'0 (max) x 7'2 (max) (5.49m (max) x 2.18m (max))
Radiator.

BEDROOM

14'6 (max) x 9'3 (max) (4.42m (max) x 2.82m (max))
Radiator.

BATHROOM

11'7 (max) x 7'0 (max) (3.53m (max) x 2.13m (max))
Panelled bath with overhead shower fitment. Shower screen. Built in vanity wash hand basin with storage,. Low level WC. Partly tiled walls. Heated Towel Radiator.

OUTSIDE

The property is garden fronted laid with artificial grass with a private enclosed area to the rear.

TENURE

Leasehold

COUNCIL TAX

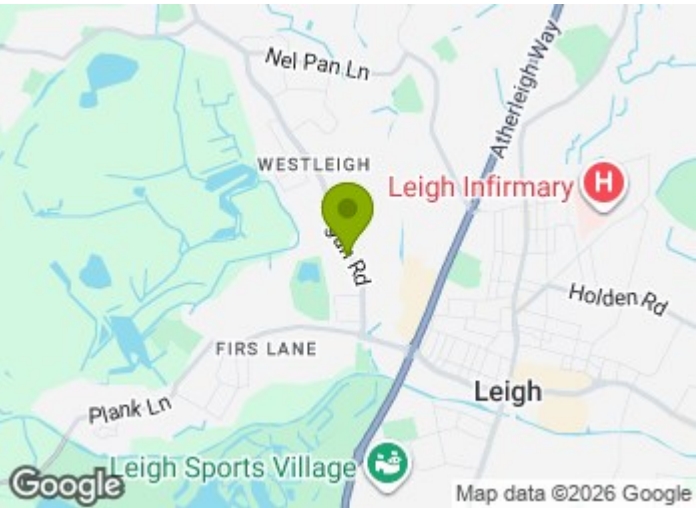
Wigan Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

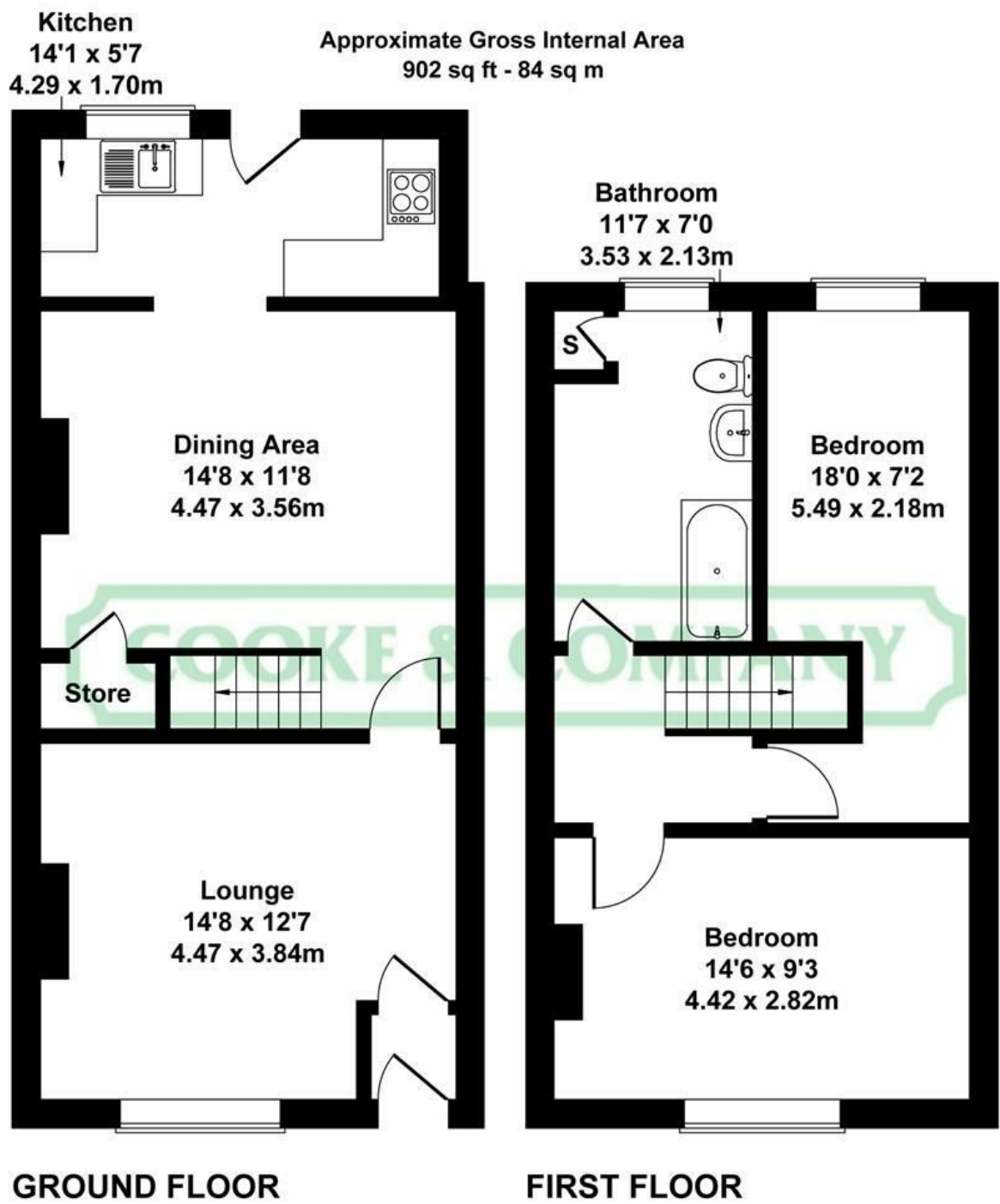
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 5DE



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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC