

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Warrington Road, Leigh

Situated in a very popular and well established location is this well presented two bedroom end terrace property which includes a cellar and with an enclosed area to the rear and is within walking distance of the retail park and town centre

**Asking Price £129,950**

# 15 Warrington Road

Leigh, WN7 3BG



- SITUATED IN A VERY POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE

### LOUNGE

15'6 (max) x 11'1 (max) (4.57m'1.83m (max) x 3.35m'0.30m (max))  
TV point. Radiators. Electric fire.

### DINING ROOM

12'6 (max) x 12'6 (max) (3.66m'1.83m (max) x 3.66m'1.83m (max))  
Radiator. Electric fire. Tiled flooring.

### KITCHEN

23'5 (max) x 8'3 (max) (7.01m'1.52m (max) x 2.44m'0.91m (max))  
Fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Built in oven. Hob. Extractor. Plumbing for washing machine. Tiled flooring. Part tiled walls. Door to outside.

## CELLAR

## FIRST FLOOR:

### LANDING

### BEDROOM

14.0 (max) x 11'2 (max) (4.27m.0.00m (max) x 3.35m'0.61m (max) )  
Radiator.

### BEDROOM

12'9 (max) x 10'2 (max) (3.66m'2.74m (max) x 3.05m'0.61m (max) )  
Radiator.

### BATHROOM

8'6 (max) x 6'8 (max) (2.44m'1.83m (max) x 1.83m'2.44m (max) )  
Panelled bath with overhead shower fitment. Pedestal hand wash basin. Low level WC. Part tiled walls. Radiator.

## OUTSIDE:

The property is pavement fronted with an enclosed area to the rear.

## TENURE

Leasehold.

## VIEWING

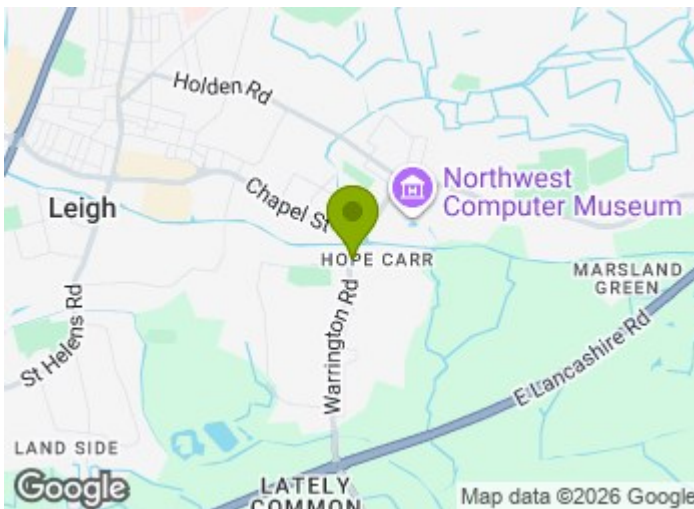
By appointment with the agents as overleaf.

## 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.



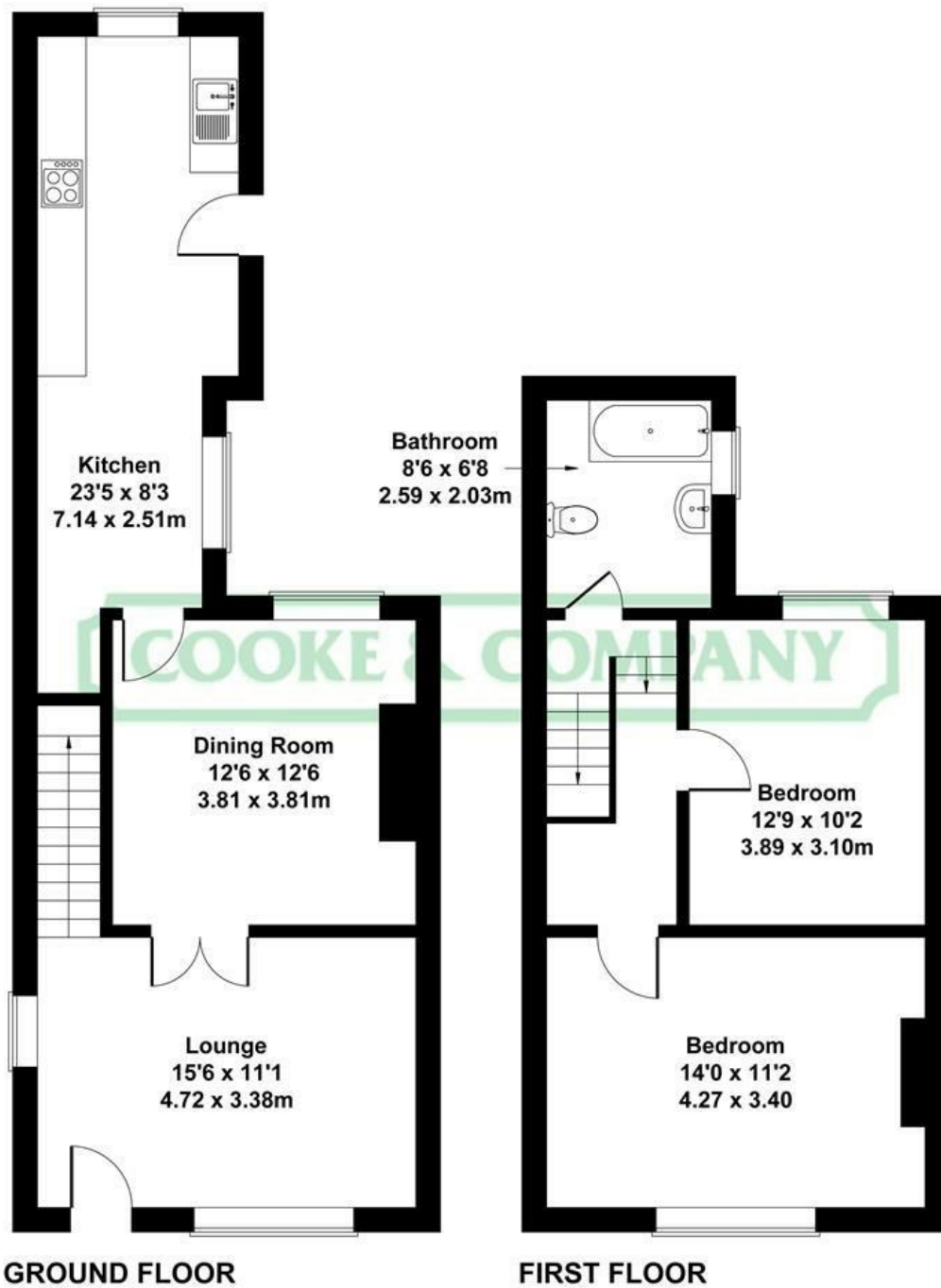
## Directions

WN7 3BG



# Floor Plan

Approximate Gross Internal Area  
990 sq ft - 92 sq m



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			
(81-91) B			
(69-80) C			79
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	