

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manchester Road, Leigh

Situated in a popular residential location ideal for commuter routes and local schools is this well presented garden fronted mid terrace property with two bedrooms offering spacious living accommodation throughout.

Asking Price £139,950

80 Manchester Road

Leigh, WN7 2LD



- NO ONWARD CHAIN

In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE VESTIBULE

LOUNGE

14'3 (max) x 14'1 (max) (4.27m'0.91m (max) x 4.27m'0.30m (max))
TV point, radiator, wall mounted electric fire.

DINING ROOM

14'1 (max) x 12'0 (max) (4.27m'0.30m (max) x 3.66m'0.00m (max))
Radiator, feature fire surround with electric fire.

KITCHEN

14'0 (max) x 7'3 (max) (4.27m'0.00m (max) x 2.13m'0.91m (max))
Fitted with wall and base cupboards. Inset sink with mixer tap. Oven. Hob. Extractor hood. Plumbing for washing machine.
Radiator.

FIRST FLOOR

BEDROOM ONE

14'1 (max) x 11'2 (max) (4.27m'0.30m (max) x 3.35m'0.61m (max))
TV point, radiator, fitted bedside cabinets, fitted over bed units, fitted wardrobes.

BEDROOM TWO

16'4 (max) x 6'9 (max) (4.88m'1.22m (max) x 1.83m'2.74m (max))
Radiator

BATHROOM

10'0 (max) x 6.5 (max) (3.05m'0.00m (max) x 1.83m.1.52m (max))
Low level W.C., pedestal hand wash basin, panel bath with shower over.

OUTSIDE

The property is garden fronted with an enclosed courtyard style area to the rear.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

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.



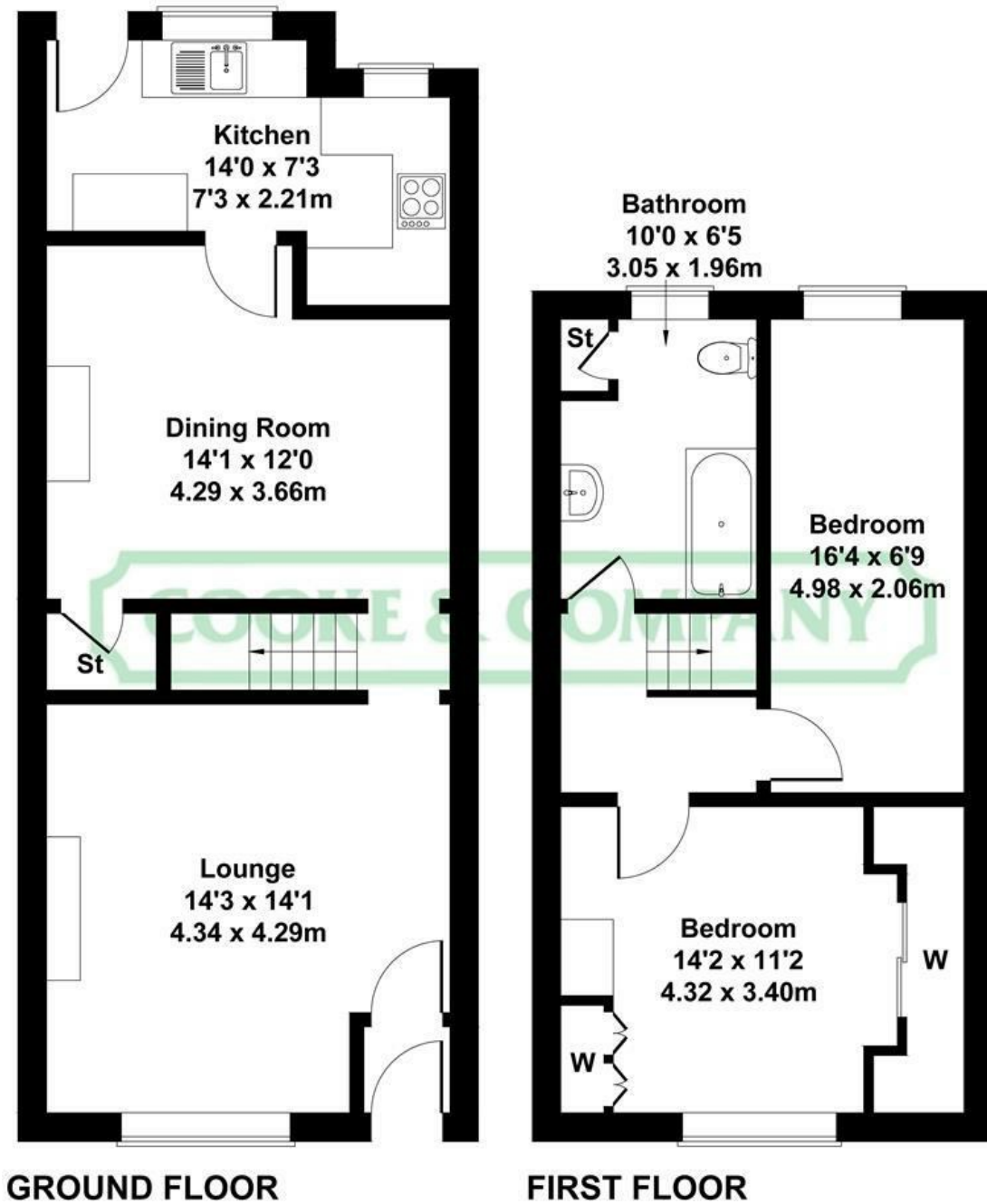
Directions

WN7 2LD



Floor Plan

Approximate Gross Internal Area
907 sq ft - 84 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	69	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	