

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Landside, Leigh

Situated in a highly regarded and much sought after location is this semi-detached true bungalow with two bedrooms offering well proportioned and presented living accommodation with gardens to the front and rear including a detached garage and ample off-road parking

Asking Price £285,000

44 Landside

Leigh, WN7 3JT



- HIGHLY REGARDED LOCATION
- VIEWING RECOMMENDED

In further detail the property includes:- Entrance hall; lounge; dining room, two bedrooms kitchen and a shower room. The property is heated by gas central heating and benefits double glazing.

ENTRANCE HALL

LOUNGE

17'0 (max) x 11'6 (max) (5.18m (max) x 3.51m (max))
Fire and surround, Radiator. TV point

DINING ROOM

8'8 (max) x 8'4 (max) (2.64m (max) x 2.54m (max))
Radiator

KITCHEN

10'7 (max) x 8'6 (max) (3.23m (max) x 2.59m (max))
Fitted with wall and base units. Sink unit with mixer tap. Oven. Hob. Extractor. Plumbing for washing machine. Door to outside. Tiled flooring

BEDROOM

12'1 (max) x 9'6 (max) (3.68m (max) x 2.90m (max))
Fully fitted wardrobes and units. Radiator

BEDROOM

9'3 (max) x 8'9 (max) (2.82m (max) x 2.67m (max))

SHOWER ROOM

6'5 (max) x 5'5 (max) (1.96m (max) x 1.65m (max))
Shower cubicle. Built in vanity wash basin with storage. Low level WC.

OUTSIDE:

PARKING

The property is garden fronted and approached via an entrance driveway providing off road parking, leading to a detached garage

GARDENS

The front garden is mainly laid to lawn with established plants and shrubs. To the rear there

is a fully fenced mainly laid to lawn garden with a paved area to the side of the property.

TENURE

Leasehold

COUNCIL AND TAX BAND

Council Tax Band C

VIEWING

By appointment with the agent 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.

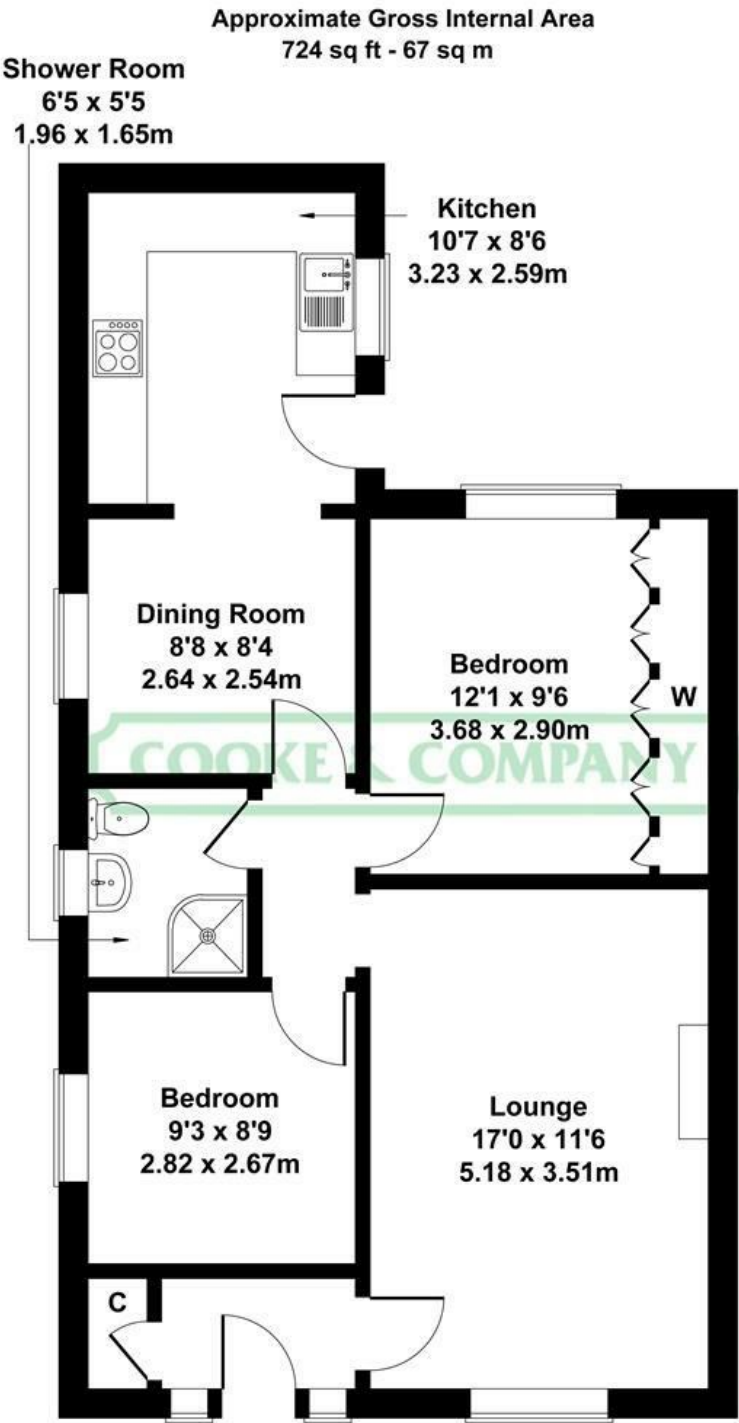


Directions

WN7 3JT



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		