

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Henry Street, Leigh

Situated in a well established residential location with good access to the town centre and Pennington Country Park is this one bedroom first floor apartment offering attractive and modern accommodation over two floors with a parking space

**Asking Price £79,950**

# 149A Henry Street

Leigh, WN7 3HA



In further detail the property include:  
Entrance, bedroom and bathroom/WC.  
Whilst on the first floor is a lounge and kitchen The property is heated by gas central heating and benefits double glazing.

**GROUND FLOOR:**

**ENTRANCE**

**BEDROOM**

12'0 (max) x 9'3 (max) (3.66m (max) x 2.82m (max))  
Radiator. 2 x windows

**BATHROOM**

11'9 (max) x 4'9 (max) (3.58m (max) x 1.45m (max) )  
Panelled bath with overhead shower fitment. Shower screen. Low level WC. Pedestal hand wash basin. Radiator. Part tiled walls

**FIRST FLOOR**

**LOUNGE**

13'1 (max) x 11'4 (max) (3.99m (max) x 3.45m (max) )  
Radiator. Loft access. 2 x windows

**KITCHEN**

9'0 (max) x 5'9 (max) (2.74m (max) x 1.75m (max) )  
Fitted with wall and base units. Oven. Hob. Extractor. Sink unit with mixer tap. Plumbing for washing machine.

**OUTSIDE:**

**PARKING**

The property benefits off road parking to the front.

**TENURE**

Leasehold

**SERVICE CHARGE**

£131.43 PCM

**GROUND RENT**

£195 PA

**COUNCIL TAX**

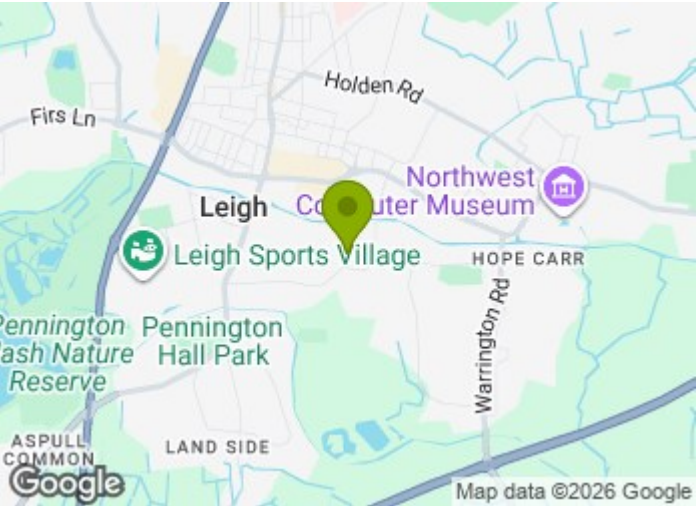
Council Tax Band A

**VIEWING**

By appointment with the agents as

**PLEASE NOTE**

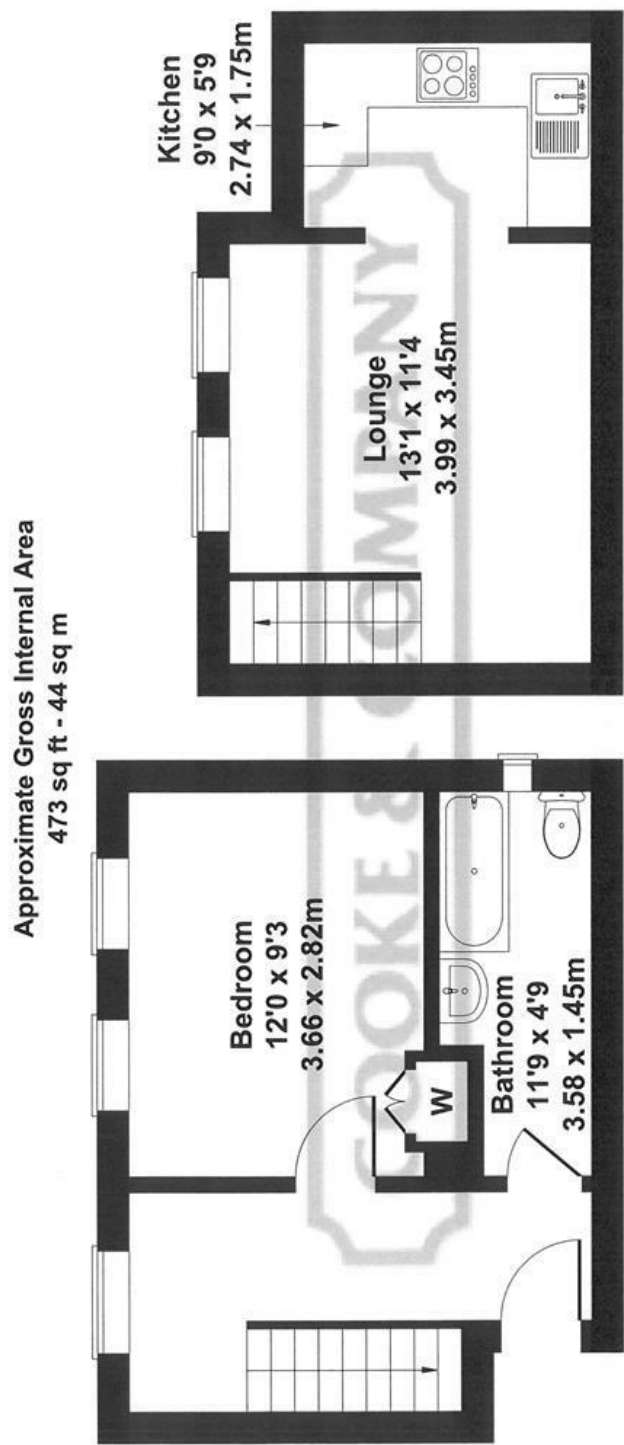
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



**Directions**  
WN7 3HA



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.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      | 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 |           |