COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Firs Lane, Leigh

Situated in an established residential area is this two-bedroom garden fronted mid-terraced property offering well proportioned accommodation over two floors with an enclosed area to the rear and convenient access to the Town Centre and Parsonage Retail Park

Asking Price £127,000

236 Firs Lane

Leigh, WN7 4TT

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- WELL ESTABLISHED LOCATION
- IN NEED OF SOME UPDATING
- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises :

GROUND FLOOR :

ENTRANCE VESTIBULE

LOUNGE
14'3" (max) x 13'6" (max) (4.34m (max) x 4.11m (max))
Fire and surround. Radiator. TV point. Open plan staircase

DINING KITCHEN
14'2" (max) x 11'2" (max) (4.32m (max) x 3.40m (max))
Fitted with wall units and base cupboards. Sink unit. Work surfaces. Plumbing for washing machine. Radiator.

CLOAKROOM/WC
Low level WC.

FIRST FLOOR :

LANDING

BEDROOM
14'8" (max) x 10'9" (max) (4.47m (max) x 3.28m (max))
Radiator.

BEDROOM
17'0" (max) x 6'8" (max) (5.18m (max) x 2.03m (max))
Radiator

BATHROOM
11'0 (max) x 5'4 (max) (3.35m (max) x 1.63m (max))
Panelled bath. Pedestal wash hand basin. Low level WC. Heated towel rail. Fully tiled walls and ceramic tiled floor.

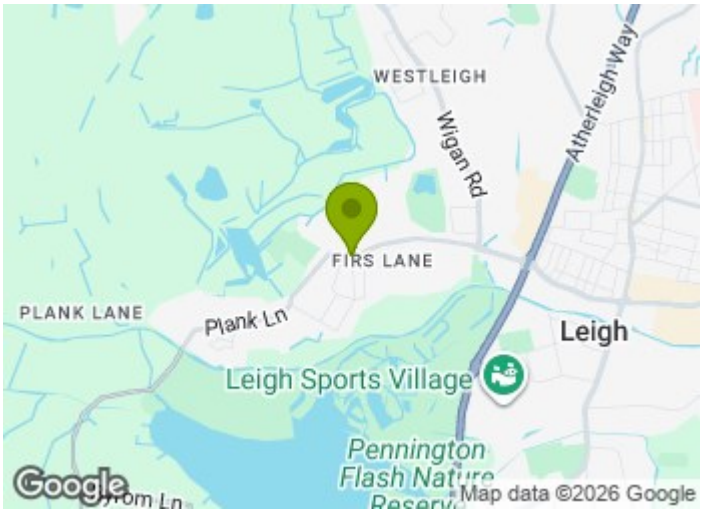
OUTSIDE
The property is garden fronted and has a private enclosed area to the rear.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band A

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

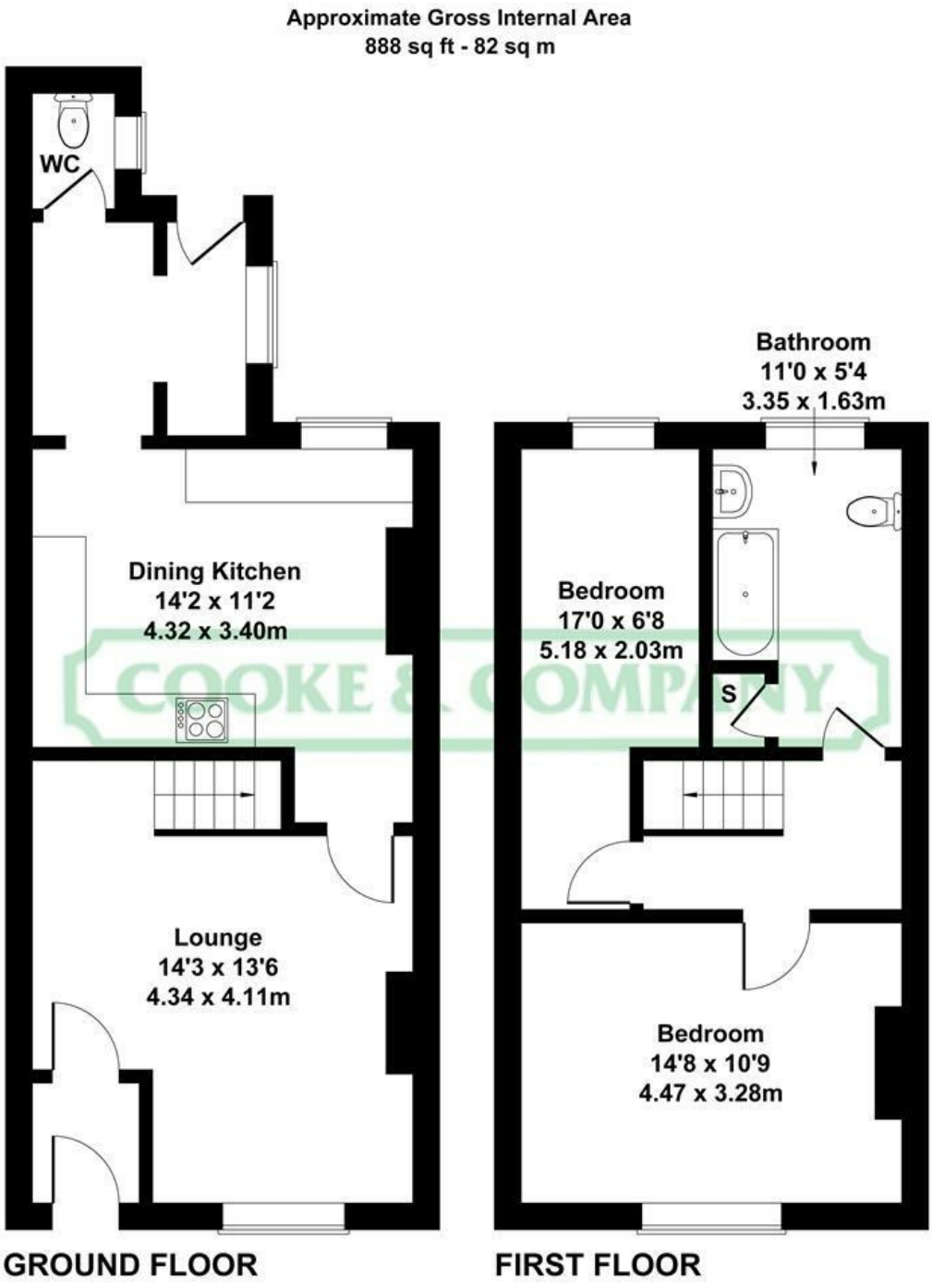
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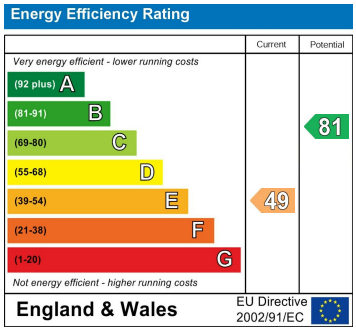
Floor Plan



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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