COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









St. Helens Road, Leigh

Situated in a very popular and much sought
after residential location is this
two-bedroom garden fronted semi-detached true bungalow
offering spacious living to include gardens to the front
and to the rear and the benefits of
excellent access to Pennington Country Flash

Asking Price £189,950

368 St. Helens Road

Leigh, WN7 3PQ

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• POPULAR AND MUCH SOUGHT AFTER AREA • CLOSE TO PENNINGTON COUNTRY PARK

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE
11'7 (max) x 10'8 (max) (3.35m'2.13m (max) x 3.05m'2.44m (max))
TV point. 2 x Radiators. Fire and surround.

KITCHEN
9'1 (max) x 6'8 (max) (2.74m'0.30m (max) x 1.83m'2.44m (max))
Fitted kitchen with wall and base cupboards. Sink unit. Plumbing for washing machine.

BEDROOM
14'8 (max) x 8'7 (max) (4.27m'2.44m (max) x 2.44m'2.13m (max))
Radiator.

BEDROOM
9'7 (max) x 8'9(max) (2.74m'2.13m (max) x 2.44m'2.74m(max))
Radiator. Door to outside.

BATHROOM
7'5 (max) x 5'7 (max) (2.13m'1.52m (max) x 1.52m'2.13m (max))
Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls.

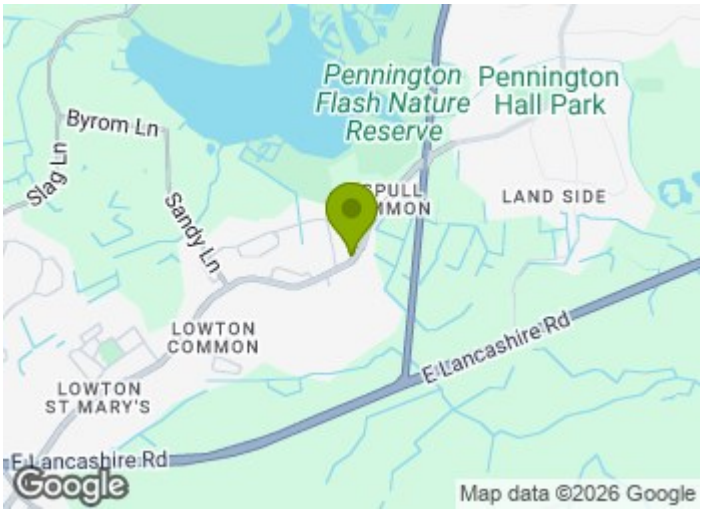
OUTSIDE:
The property is approached by an entrance pathway and is garden fronted with established plants and shrubs to the rear there is a large fully paved low maintenance garden.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band B

VIEWING
By appointment with the agents 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 3PQ

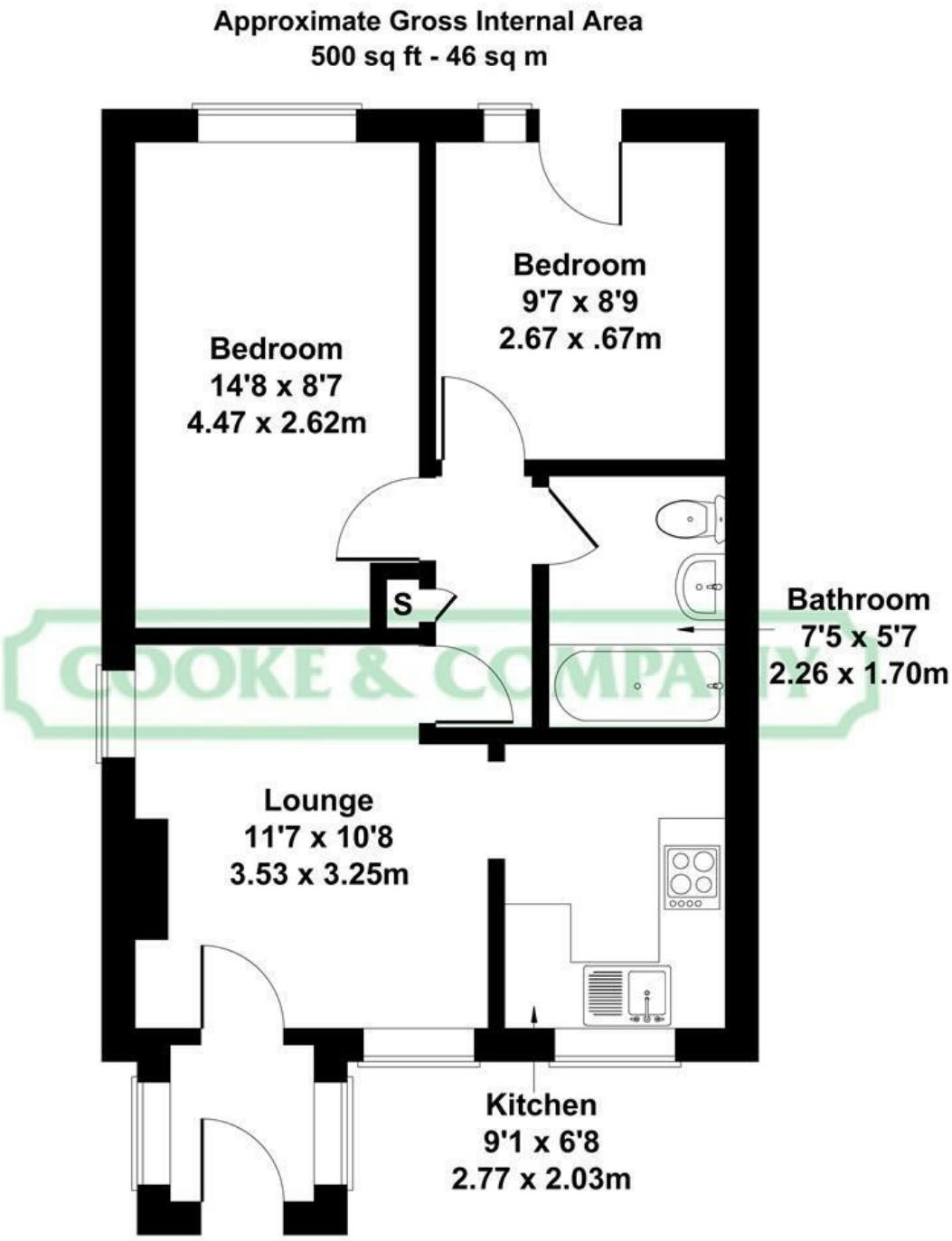








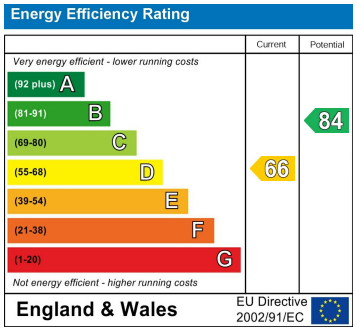
Floor Plan



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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