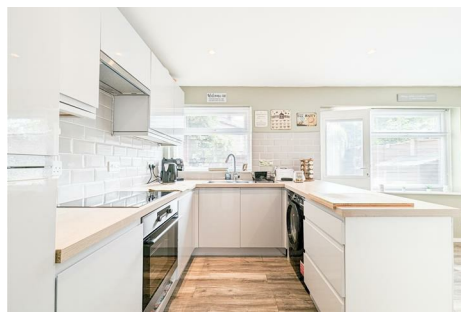


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



The Avenue, Leigh

Situated in a highly sought after location is this very attractive and well presented throughout three bedroom mid mews style family home with excellent access to the town and Lilford Park to include gardens to the front and rear

(MUST BE VIEWED)

Asking Price £159,950

130 The Avenue

Leigh, WN7 1EY



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE PORCH

LOUNGE

42'7"6" (max) x 39'4"22'11" (max) (13'2 (max) x 12'7 (max))

Feature fire. Tv Point. Radiator.

DINING KITCHEN

49'2"29'6" (max) x 29'6"29'6" (max) (15'9 (max) x 9'9 (max))

Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Oven hob and extractor fan. Part tiled walls. Wooden flooring. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

29'6"13'1" (max) x 36'1"6'6" (max) (9'4 (max) x 11'2 (max))

Radiator.

BEDROOM

36'1"19'8" (max) x 29'6"16'4" (max) (11'6 (max) x 9'5 (max))

Radiator.

BEDROOM

26'2"0'0" (max) x 19'8"9'10" (max) (8'0 (max) x 6'3 (max))

Radiator.

BATHROOM

Walk in shower with glass screen. Pedestal wash hand basin. Low level Wc. Fully tiled walls. Radiator.

OUTSIDE

GARDENS

The property is garden front fronted with an

enclosed garden to the rear, mainly paved with lawn area and patio.

TENURE

Leasehold.

COUNCIL TAX BAND

B

VIEWING

By appointment with the agents as overleaf.

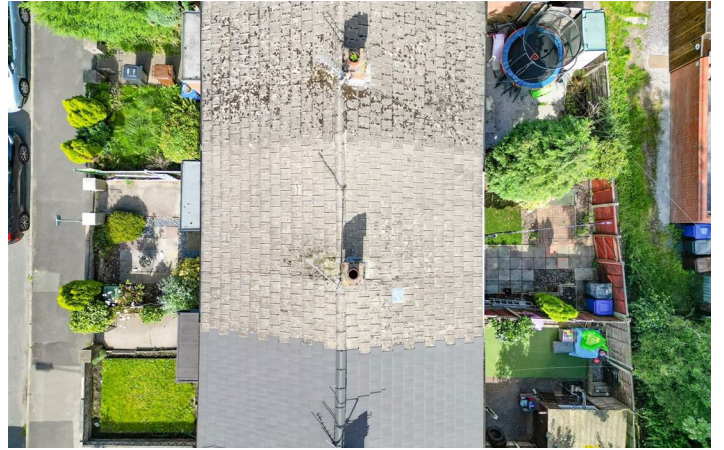
PLEASE NOTE

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

From Cooke and Companys on Lord Street turn immediate left onto Brown Street North and proceed onto Platt Fold Street. At the junction turn left onto Holden Road. At the mini roundabout take the fourth exit onto The Avenue where the property can then be found. Sat Nav ref WN7 1EY.



Floor Plan



Total floor area 72.8 sq.m. (783 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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			86
(81-91) B			
(69-80) C		69	
(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	