

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Milnes Avenue, Leigh

Situated in a highly regarded and much sought after location and in a quiet cul de sac position is this very attractive semi detached bungalow with three bedrooms to include gardens to the front and rear and a driveway providing off road parking

**Asking Price £282,500**

## GROUND FLOOR :

### ENTRANCE HALL

Radiator.

**LOUNGE 16'8 (max) x 11'6 (max) (5.08m (max) x 3.51m (max) )**



Attractive Fireplace and Surround. Radiator.

### INNER HALLWAY

**KITCHEN 8'6 (max) x 8'5 (max) (2.59m (max) x 2.57m (max) )**



Fitted with modern wall cupboards and base units. Sink unit with mixer tap. Oven, hob and extractor hood. Slimline dishwasher. Plumbing for washing machine.

**BEDROOM 12'3 (max) x 9'3 (max) (3.73m (max) x 2.82m (max) )**



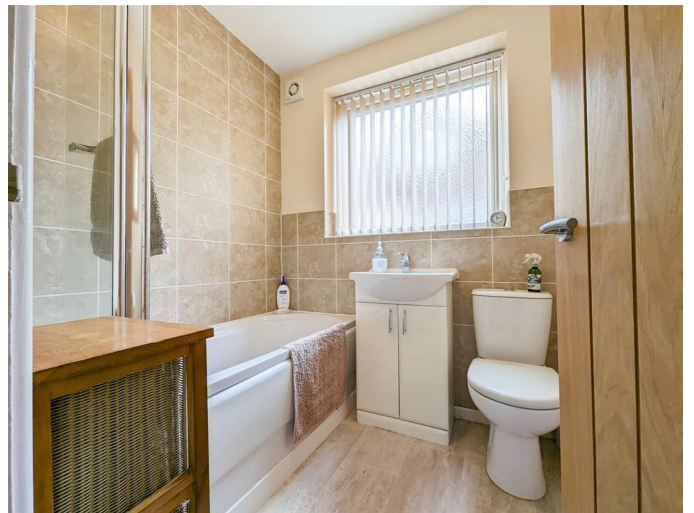
Fitted Wardrobes. Radiator.

**SITTING ROOM 14'0 (max) x 8'5 (max) (4.27m (max) x 2.57m (max) )**



Double doors to rear garden. Door to outside. Radiator.

### BATHROOM



Panelled bath with power shower fitment over bath and shower screen. Vanity unit wash hand basin. Low level WC. Radiator. Mostly tiled walls.

## FIRST FLOOR :

**BEDROOM 12'3 (max) x 8'3 (max) (3.73m (max) x 2.51m (max) )**



Radiator. Low level Wc. Wash hand basin.

**BEDROOM 11'1 (max) x 8'5 (max) (3.38m (max) x 2.57m (max) )**

Radiator.

**OUTSIDE :**

**PARKING** The property has a driveway providing off road parking.

**GARDENS** The property has gardens to the front and rear. Good sized private rear garden with lawn and planted borders. The rear garden is not overlooked from the rear.

**TENURE :**

Freehold.

**COUNCIL AND TAX BAND**

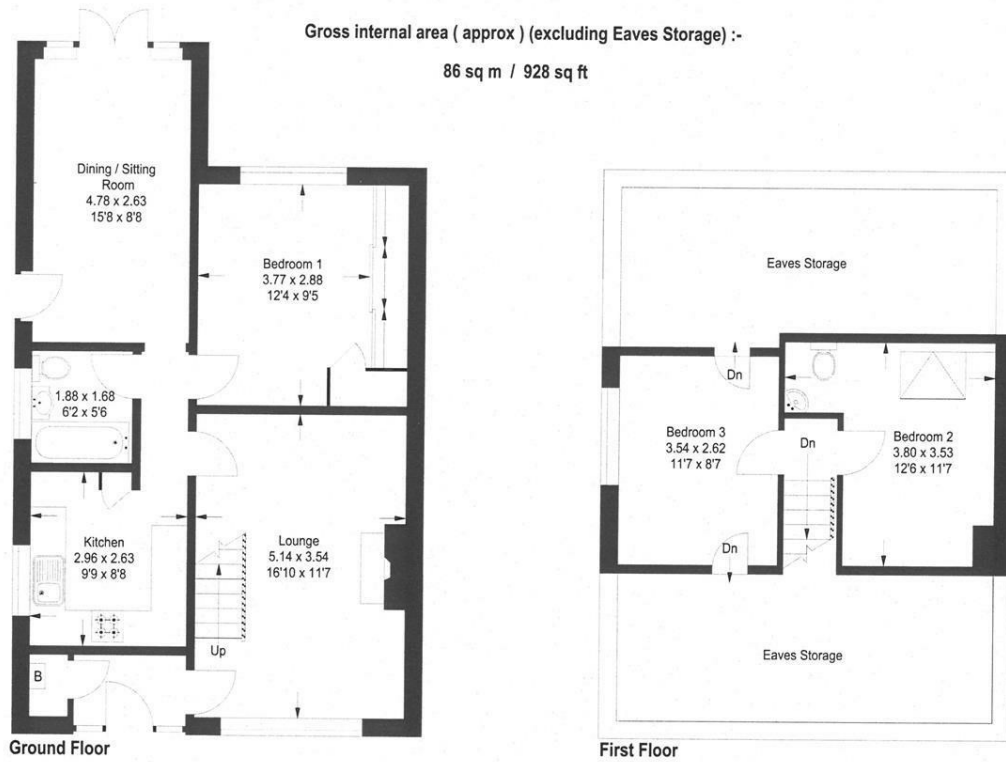
Wigan Council Tax Band C.

**SERVICES (NOT TESTED)**

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.

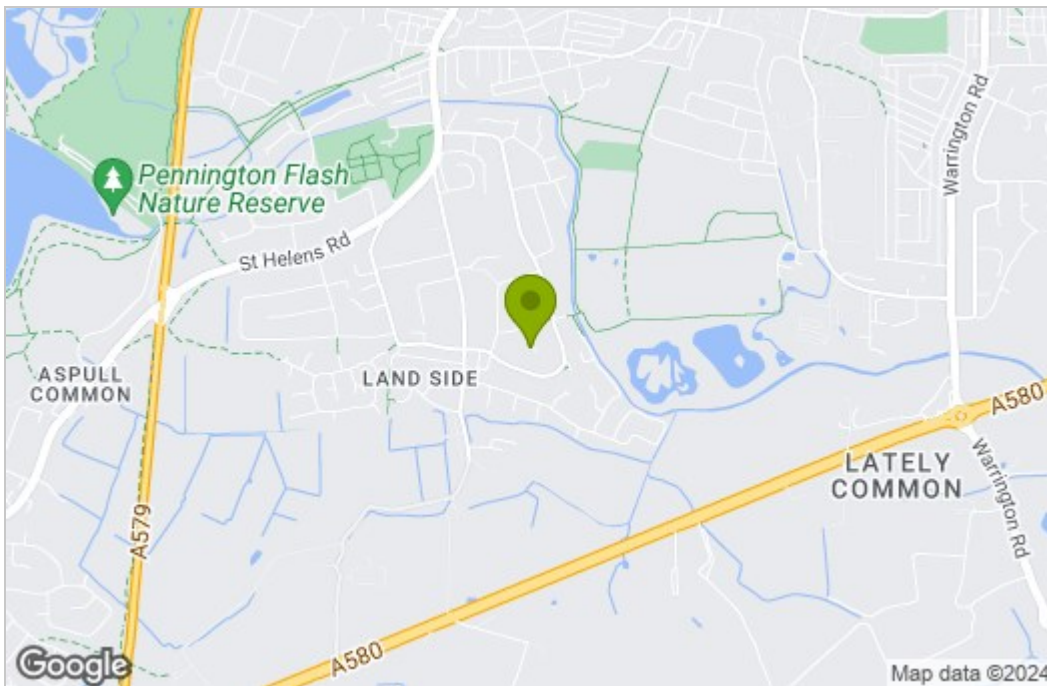
## Floor Plan

# 16, Milnes Avenue, Leigh.

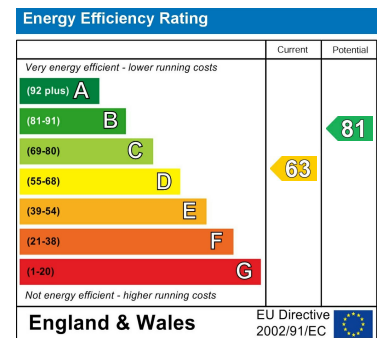


This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

## Area Map



## Energy Efficiency Graph



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.