

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



The Avenue, Leigh

Situated in a highly regarded and much sought after residential location is this very spacious detached property with three bedrooms offering well proportioned living accommodation throughout with attractive and well maintained gardens open views towards Lilford Park to the front and available with no onward chain

Asking Price £389,950

GROUND FLOOR :

ENTRANCE HALLWAY

Staircase to first floor. Velux style roof window.

SHOWER ROOM/WC

Staircase to first floor. Velux style roof window.

LOUNGE AND DINING AREA 22'9 (max) x 20'6 (max) (6.93m (max) x 6.25m (max))

Log Burner Fireplace and surround. Wooden Flooring. TV Point. Radiator.

KITCHEN 18'2 (max) x 11'4 (max) (5.54m (max) x 3.45m (max))

Fully fitted with base cupboard and wall units. Inset sink. Integrated Double Oven. Hob and extractor hood. Breakfast area with double doors to rear garden.

BEDROOM 1 18'2 (max) x 10'4 (max) (5.54m (max) x 3.15m (max))

Radiator.

EN SUITE

Walk in shower with electric shower fitment. Panelled bath. Vanity unit wash hand basin. Low level Wc. Fully tiled walls.

STUDY 11'0 (max) x 8'1 (max) (3.35m (max) x 2.46m (max))

Radiator.

UTILITY ROOM 16'0 (max) x 8'5 (max) (4.88m (max) x 2.57m (max))

Plumbing for washing machine. Door to rear.

FIRST FLOOR :

BEDROOM 1 13'7 (max) x 10'3 (max) (4.14m (max) x 3.12m (max))

Radiator.

BEDROOM 2 13'7 (max) x 11'8 (max) (4.14m (max) x 3.56m (max))

Radiator.

BATHROOM

P Shaped panelled bath with shower fitment over bath and shower screen. Vanity unit wash hand basin. Heated Towel Radiator. Low level WC. Tiled Walls.

OUTSIDE :

PARKING The property is approached over an entrance driveway providing ample off road parking.

GARDENS Gardens are to the front and rear. Mature and well maintained with open views to the front overlooking Lilford Park.

TENURE :

Details awaited.

COUNCIL AND TAX BAND

Wigan Council Tax Band E.

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.

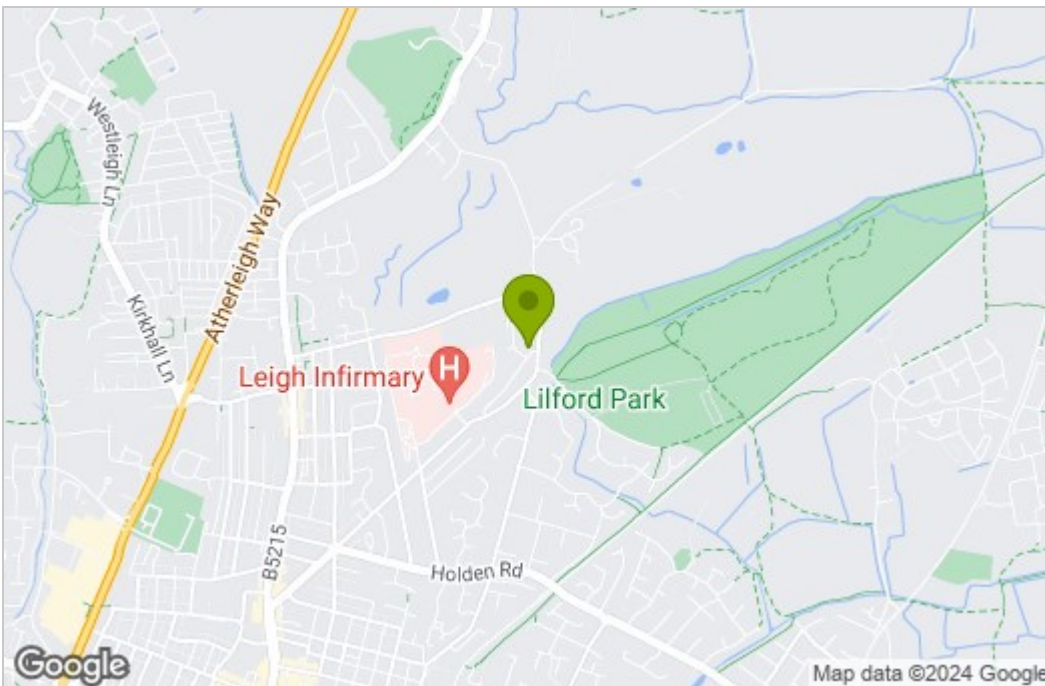
Floor Plan



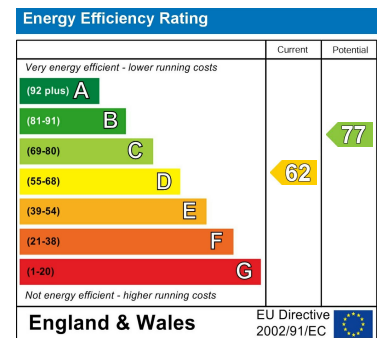
Total floor area 81.0 sq.m. (872 sq.ft.) approx

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

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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk