

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hayman Avenue, Leigh

Situated in a highly regarded residential area and within a short walk to Pennington Hall Park and Gardens and good access to public transport routes and local schools is this semi detached family home with three bedrooms with gardens driveway and detached garage and available with no onward chain

Asking Price £249,950

GROUND FLOOR :

ENTRANCE HALLWAY



Radiator.

LOUNGE 14'6 (max) x 13'11 (max) (4.42m (max) x 4.24m (max))



Bay Window. Very attractive fireplace and surround. TV Point. Telephone/internet point. Radiator.

DINING ROOM 10'9 (max) x 10'1 (max) (3.28m (max) x 3.07m (max))



Radiator. Patio doors to rear.

KITCHEN 11'9 (max) x 8'6 (max) (3.58m (max) x 2.59m (max))



Fully fitted with base units and wall cupboards. Bay window with Inset sink unit. Integrated Oven, Gas Hob and Extractor Hood.

FIRST FLOOR :

LANDING



BEDROOM 11'6 (max) x 11'5 (max) (3.51m (max) x 3.48m (max))



Radiator.

BEDROOM 11'3 (max) x 10'2 (max) (3.43m (max) x 3.10m (max))



Radiator.

BEDROOM 8'1 (max) x 6'2 (max) (2.46m (max) x 1.88m (max))

Radiator.

BATHROOM

Walk in Shower Cubicle. Vanity unit wash hand basin and Low level Wc. Fully tiled walls.

OUTSIDE :

PARKING

Private driveway providing off road parking.

GARAGE 21'3 (max) x 11'5 (max) (6.48m (max) x 3.48m (max))

Electric Up and over door with remote control. Side personal door.

GARDENS :

To the front and rear.

TENURE :

Leasehold. Residue of 999 year Lease. Ground Rent £17.00 per annum. We are advised that the purchase of the Freehold is available on request.

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.

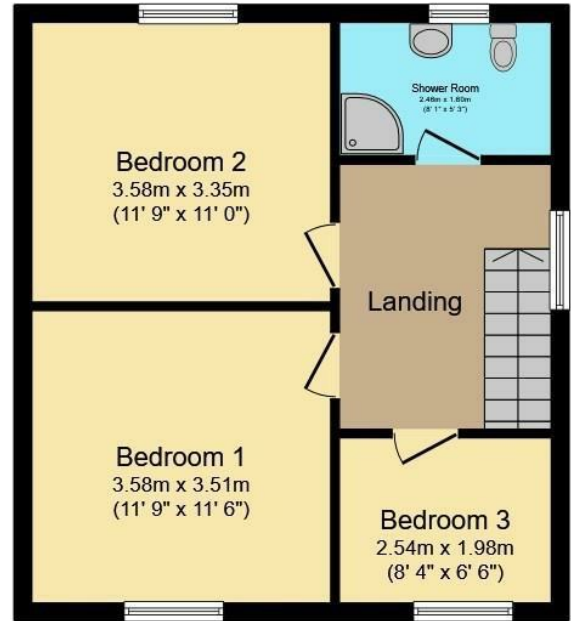
IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

Floor Plan



Ground Floor

Floor area 44.1 sq.m. (475 sq.ft.) approx



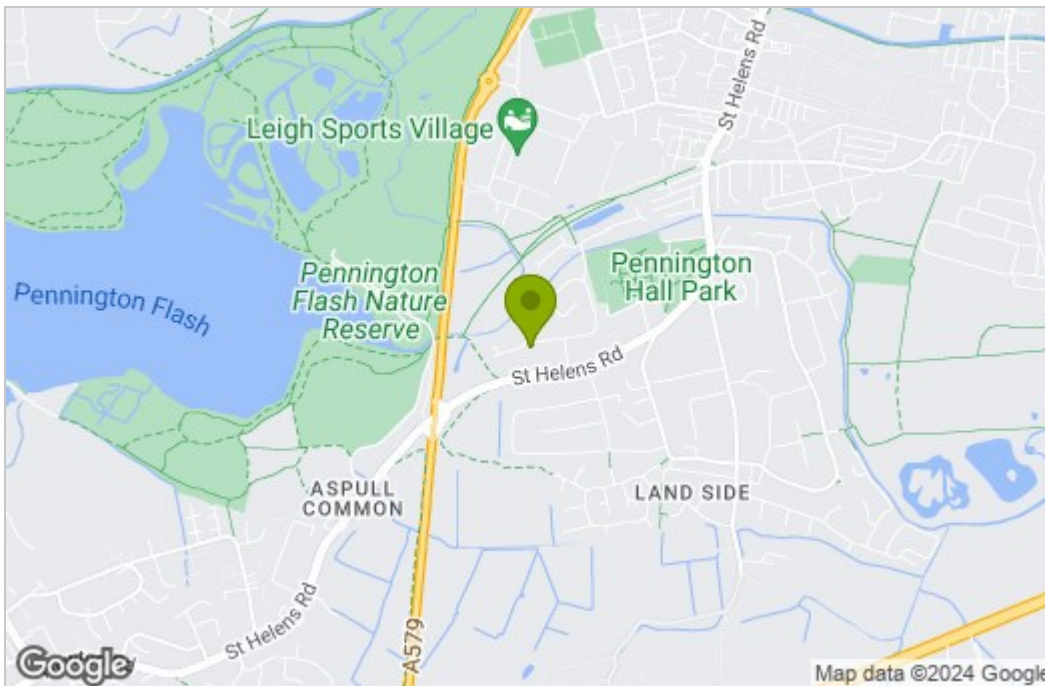
First Floor

Floor area 43.3 sq.m. (466 sq.ft.) approx

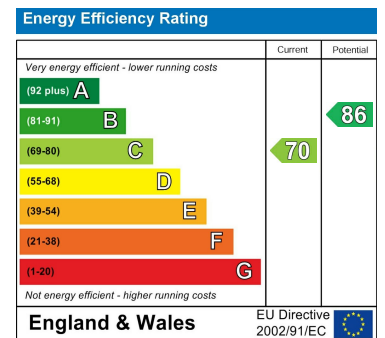
Total floor area 87.4 sq.m. (941 sq.ft.) approx

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

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.

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