

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lightburne Avenue, Leigh

Situated in a very popular and highly regarded location is this very attractive garden fronted mid terrace property offering fully modernised and tastefully decorated accommodation over two floors with two bedrooms, spacious bathroom to include garage and patio garden area to the rear and available with no onward chain

Asking Price £180,000

GROUND FLOOR :

ENTRANCE HALL

LOUNGE 16'1 (max) x 13'0 (max) (4.90m (max) x 3.96m (max))

Bay Window. Wooden flooring. TV Point. Radiator.

DINING KITCHEN 10'7 (max) x 9'8 (max) (3.23m (max) x 2.95m (max))



Fitted with modern base units and wall cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Dining area with feature pendant lighting. Door to outside.

UTILITY ROOM 5'4 (max) x 4'6 (max) (1.63m (max) x 1.37m (max))



Plumbing for washing machine.

SEPARATE WC



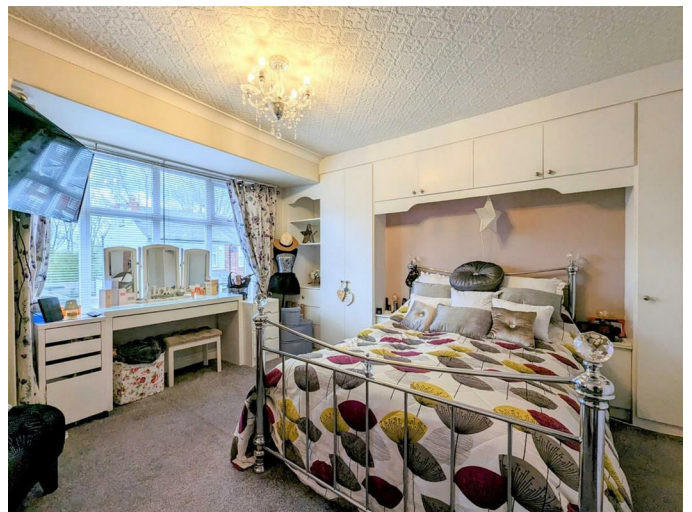
WC Low level Wc and wash hand basin.

FIRST FLOOR :

LANDING

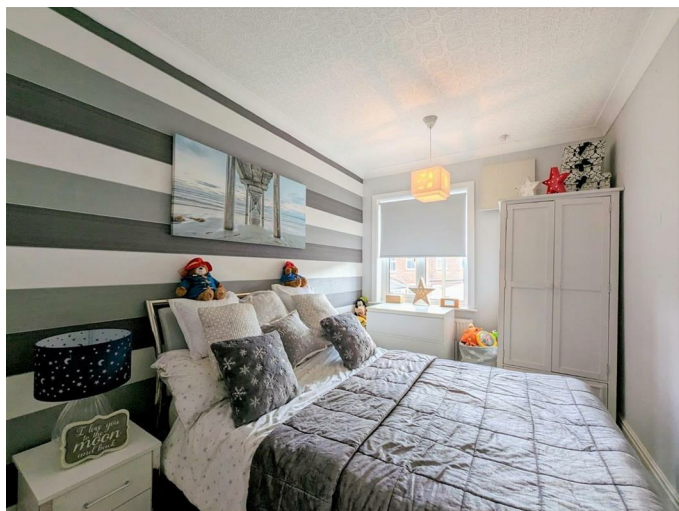


BEDROOM 13'9 (max) x 11'7 (max) (4.19m (max) x 3.53m (max))



Bay Window. Fitted Wardrobes. Radiator.

BEDROOM 12'8 (max) x 7'8 (max) (3.86m (max) x 2.34m (max))



Radiator.

BATHROOM



Panelled bath. Shower cubicle. Pedestal Wash hand basin. Low level Wc. Radiator. Part tiled walls.

OUTSIDE :

The property is garden fronted with a patio garden area to the rear with garage,

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

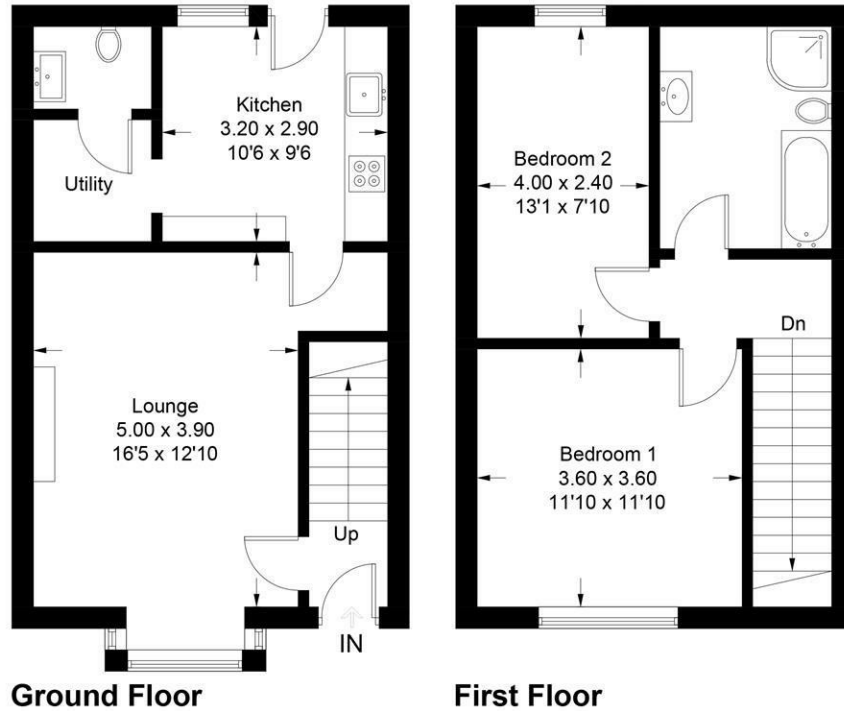
SERVICES (NOT TESTED)

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

36 Lightburn Avenue, Leigh, WN7 3JG

Approximate Gross Internal Area = 81.3 sq m / 875 sq ft

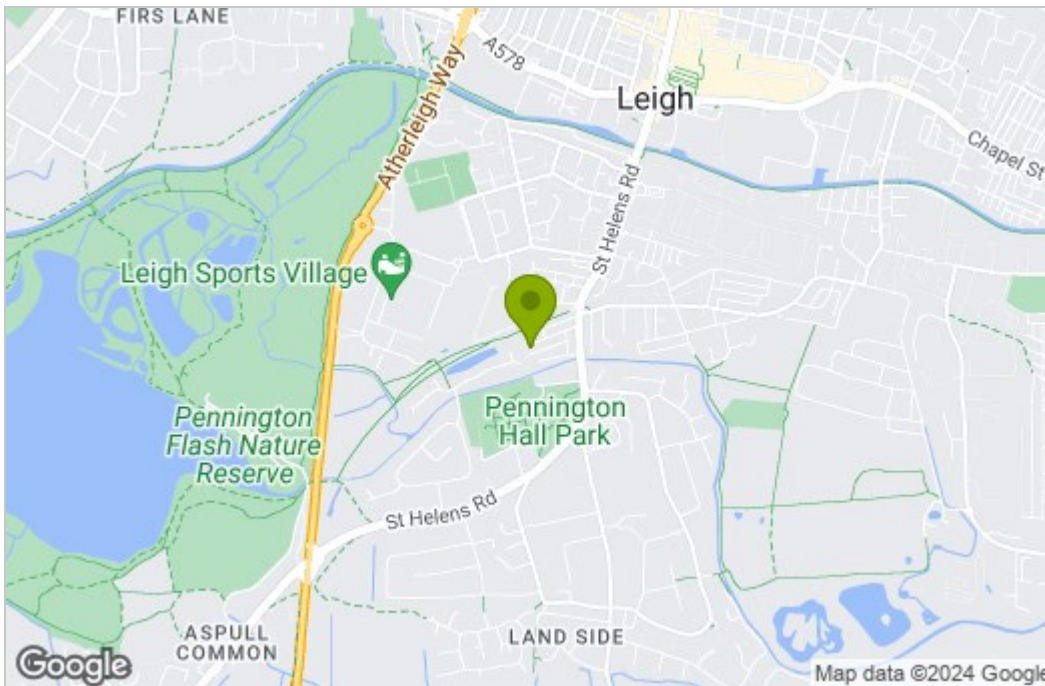


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EST. 1994

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID949144)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(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	

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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