

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lightburne Avenue, Leigh

Situated in a very popular and highly regarded location is this very attractive and extended garden fronted mid terrace property offering fully modernised and tastefully decorated accommodation over two floors with stunning kitchen diner, there are two bedrooms and patio garden area to the rear

Asking Price £199,950

GROUND FLOOR :

ENTRANCE VESTIBULE

LOUNGE 14'8 (max) x 14'0 (max) (4.47m (max) x 4.27m (max))



TV Point. Radiator.

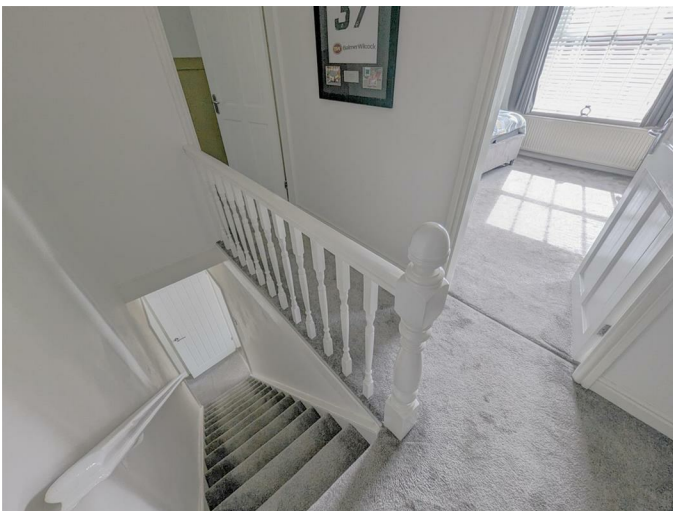
DINING KITCHEN 17'6 (max) x 13'8 (max) (5.33m (max) x 4.17m (max))



Stunning family kitchen fully fitted with base and wall cupboards. Inset sink with mixer tap. Integrated double oven. Island unit with Hob. Dining area with bi-folding doors to rear.

FIRST FLOOR :

LANDING



BEDROOM 13'8 (max) x 11'3 (max) (4.17m (max) x 3.43m (max))



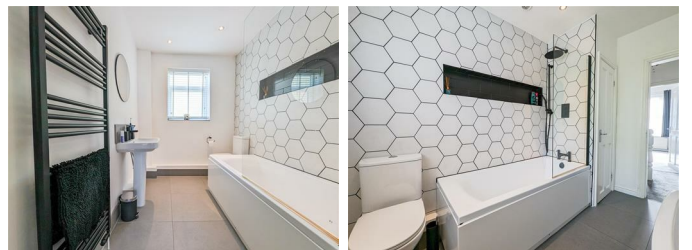
Radiator.

BEDROOM 16'2 (max) x 6'3 (max) (4.93m (max) x 1.91m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment over bath and shower screen. Pedestal Wash hand basin. Low level Wc. Heated Towel Radiator. Feature tiled wall and tiled floor.

OUTSIDE :

The property is garden fronted with a private patio garden area to the rear.

TENURE :

Freehold.

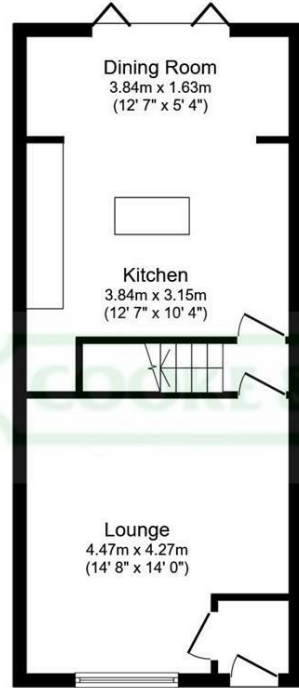
COUNCIL AND TAX BAND

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



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

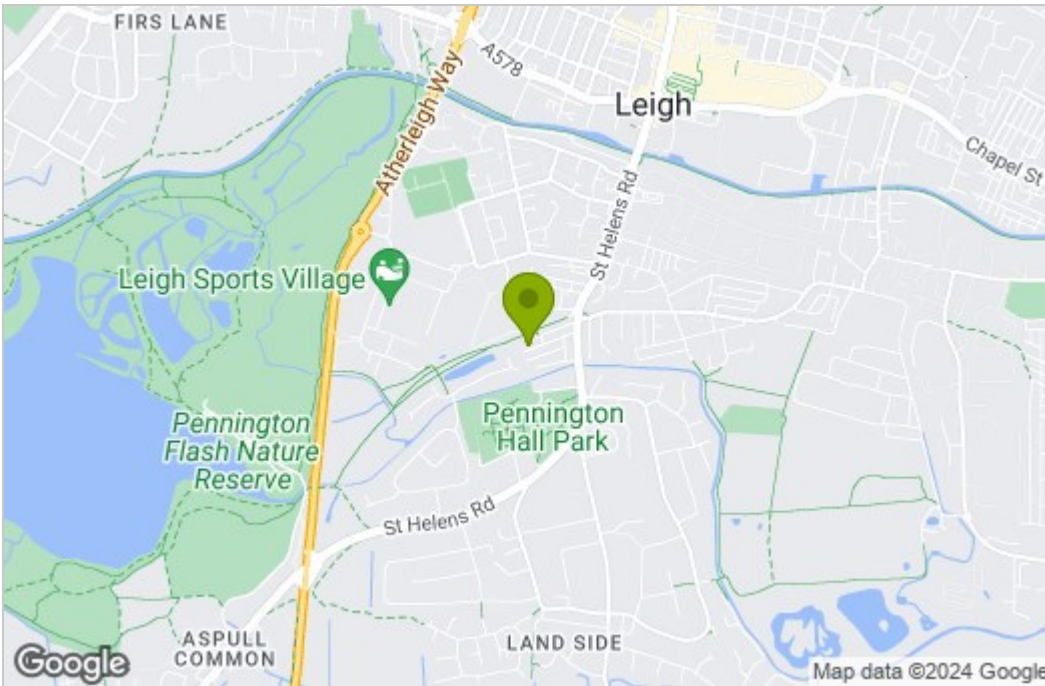


First Floor
Floor area 36.7 sq.m. (395 sq.ft.)

TOTAL: 80.8 sq.m. (870 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(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.

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