

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Beverley Avenue, Leigh

Situated in a very popular and highly regarded residential area with good access to commuter and social routes via the V1 Guided Busway and a short distance to local schools is this semi detached family home with three bedrooms offering well proportioned accommodation throughout to include generous mature rear garden, detached garage and available with no onward chain

Asking Price £239,950

GROUND FLOOR :

ENTRANCE HALL

Radiator.

SITTING ROOM 13'3 (max) x 12'6 (max) (4.04m (max) x 3.81m (max))



Bay Window. TV Point. Radiator.

LOUNGE 12'8 (max) x 12'6 (max) (3.86m (max) x 3.81m (max))



Gas Fire. TV Point. Radiator. Patio doors to rear.

KITCHEN 15'7 (max) x 12'6 (max) (4.75m (max) x 3.81m (max))



Fitted with base and wall cupboards. Inset sink. Gas cooker point.

UTILITY AREA 7'1 (max) x 5'2 (max) (2.16m (max) x 1.57m (max))



Fitted units. Door to outside.

SEPARATE WC

Low level Wc. Wash hand basin.

FIRST FLOOR :

LANDING



BEDROOM 12'2 (max) x 11'4 (max) (3.71m (max) x 3.45m (max))



Fitted Wardrobes. Radiator.

BEDROOM 11'0 (max) x 8'9 (max) (3.35m (max) x 2.67m (max))

Radiator.

BEDROOM 10'6 (max) x 8'8 (max) (3.20m (max) x 2.64m (max))

Radiator.

BATHROOM/WC



Large walk in shower cubicle. Pedestal wash hand basin. Low level WC. Heated Towel Radiator. Tiled walls.

OUTSIDE :

GARAGE At the rear of the property and accessed via a shared accessway.

GARDENS The property is garden fronted and to the rear there is a very attractive private rear garden of a good size and well stocked with mature shrubs plants with garden shed.

TENURE :

Leasehold. Residue of 999 year Lease.

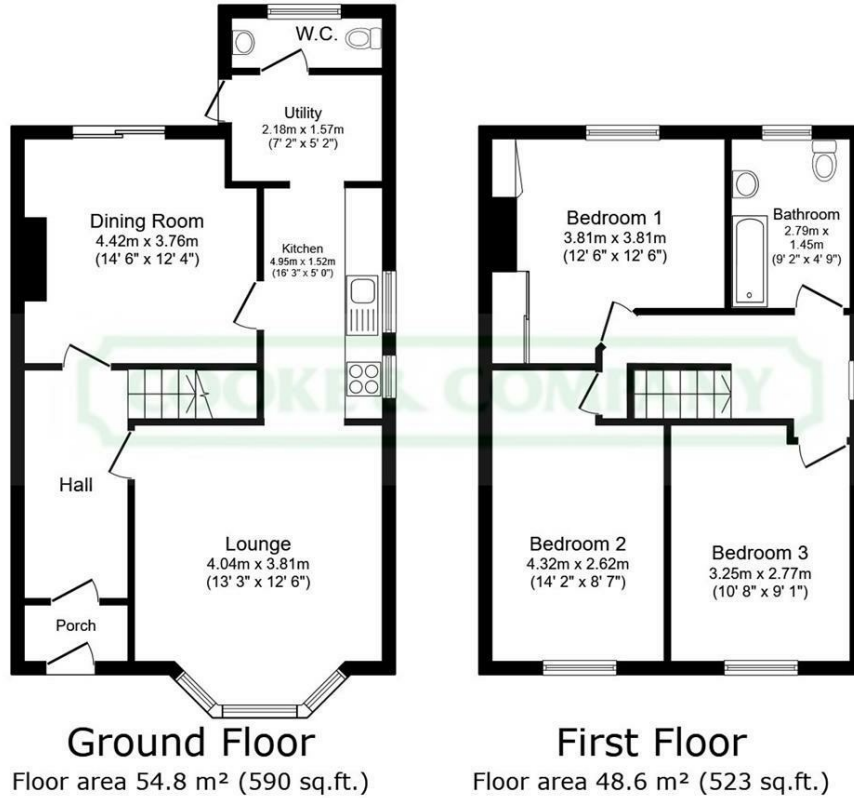
COUNCIL AND TAX BAND

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.

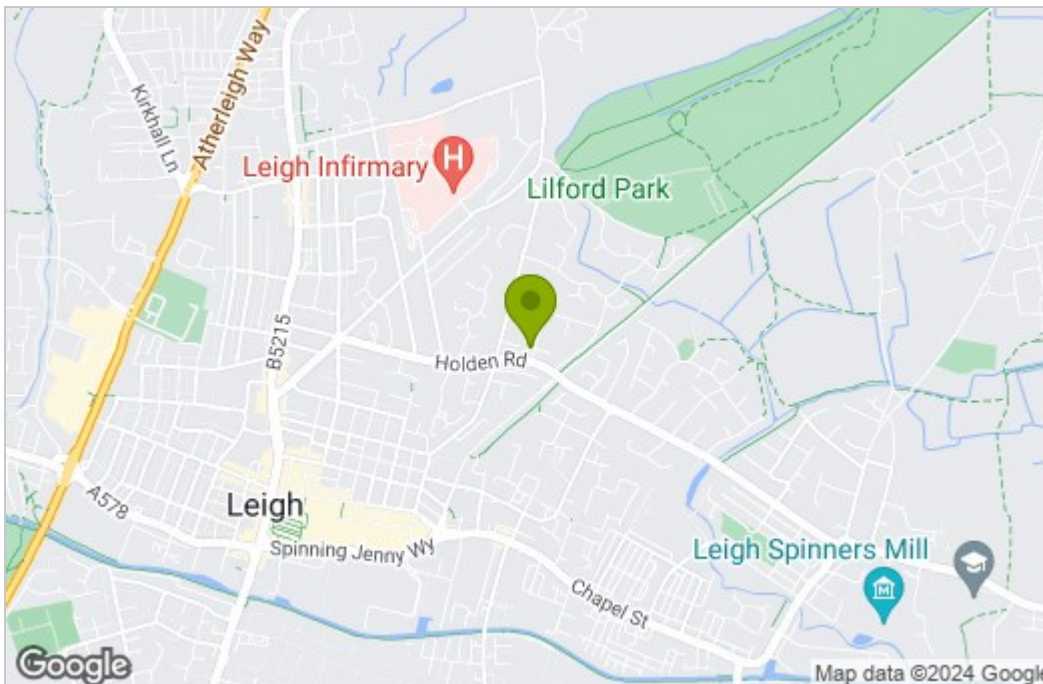
Floor Plan



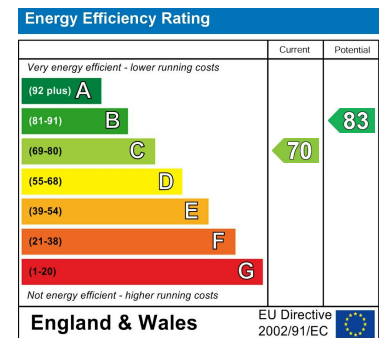
TOTAL: 103.4 m² (1,113 sq.ft.)

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



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