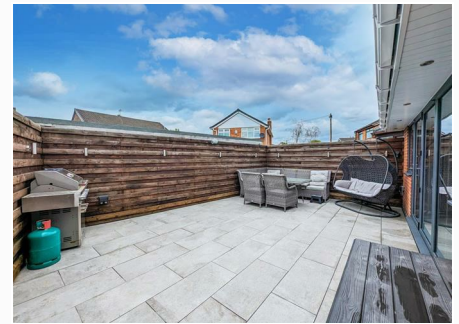


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Lawson Avenue, Leigh

Situated in a very popular residential area with good access to public transport routes and local schools is this four bedroom semi detached family property totally remodelled and presented to the highest of standards offering beautifully presented accommodation with stunning family kitchen and dining area and quality fixtures and fittings throughout

MUST BE VIEWED

**Asking Price £299,950**

## **GROUND FLOOR :**

### **ENTRANCE HALL**

Radiator.

### **CLAOKROOM/WC**

**LOUNGE 19'7 (max) x 10'9 (max) (5.97m (max) x 3.28m (max) )**

Media Wall with Inset Fire.

### **FAMILY KITCHEN AND DINING ROOM 20'5**

**(max) x 16'5 (max) (6.22m (max) x 5.00m (max))**

Stunning family kitchen with a full range of units. Quality work surface and integrated appliances. Island Unit with Hob and seating arrangement. Bi-folding doors to the rear.

### **UTILITY ROOM AND STUDY ROOM**

## **FIRST FLOOR :**

### **LANDING**

**BEDROOM 18'4 (max) x 8'9 (max) (5.59m (max) x 2.67m (max) )**

Fitted Wardrobes. Radiator.

### **EN-SUITE**

Walk in Shower. Jack and Jill Vanity Unit. Low level Wc. Fully tiled walls and floor.

**BEDROOM 11'5 (max) x 8'4 (max) (3.48m (max) x 2.54m (max) )**

Radiator.

**BEDROOM 14'5 (max) x 7'8 (max) (4.39m (max) x 2.34m (max) )**

Radiator.

### **BATHROOM**

Panelled bath with shower fitment and screen. Vanity unit wash hand basin. Low level Wc. Heated Towel Radiator. Tiled tiled walls.

### **DRESSING ROOM**

Stairs leading to :

## **SECOND FLOOR :**

**LOFT ROOM 14'0 (max) x 12'3 (max) (4.27m (max) x 3.73m (max) )**

Fitted storage cupboards.

## **OUTSIDE :**

GARDENS Patio garden to the rear.

PARKING The front of the property has been fully block paved providing ample off road parking.

## **TENURE :**

Freehold.

## **COUNCIL AND TAX BAND**

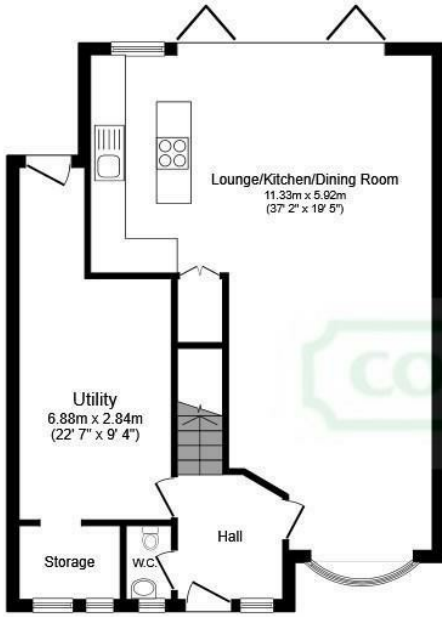
Wigan Council Tax Band B.

## **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.

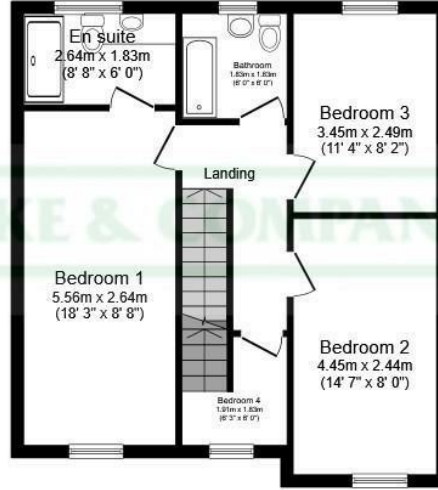


## Floor Plan



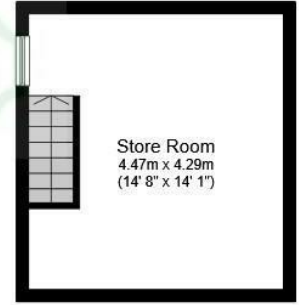
### Ground Floor

Floor area 63.7 m<sup>2</sup> (685 sq.ft.)



### First Floor

Floor area 54.9 m<sup>2</sup> (591 sq.ft.)



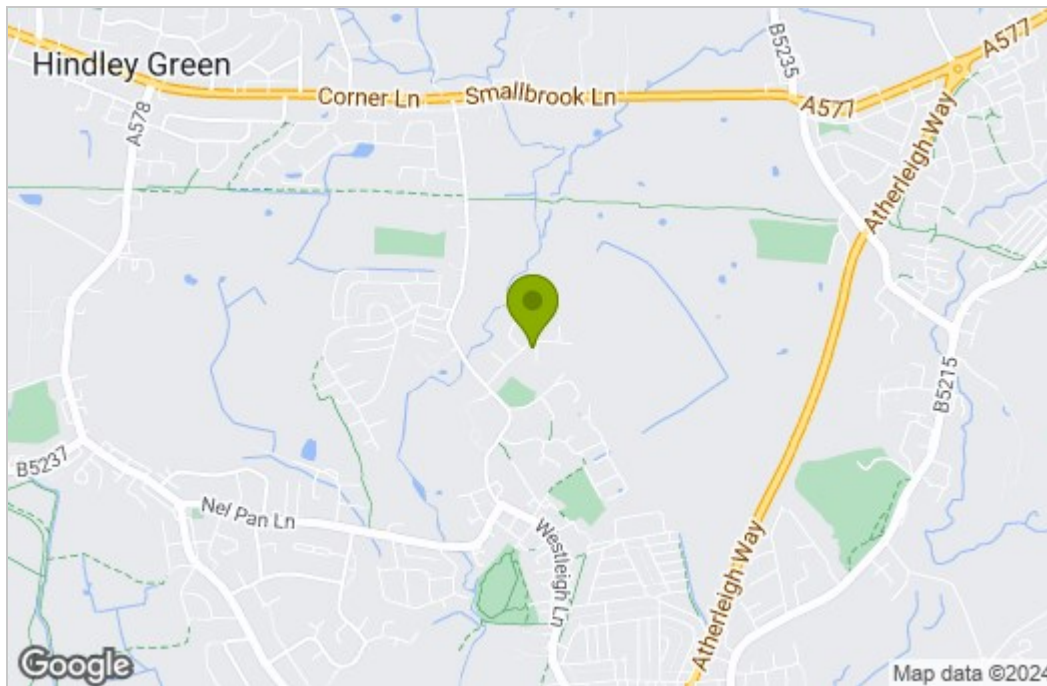
### Second Floor

Floor area 21.1 m<sup>2</sup> (227 sq.ft.)

**TOTAL: 139.7 m<sup>2</sup> (1,504 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 |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>England &amp; Wales</b>                  |   | 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](mailto:info@cookeandcompany.co.uk)