

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Thames Avenue, Leigh

In further detail the property includes:- Entrance porch, open plan living space comprising lounge; kitchen with Island Unit and dining area. There are two bedrooms both with garden access and wetroom style shower room/wc.

The property is approached via an entrance driveway providing off road parking and a detached garage is located to the rear. Gardens are to the front and rear. Front garden with driveway and low maintenance pebbles. To the rear there is a fully landscaped garden with Indian Stone paving and planted beds and borders. Open fields ensure that the property is not overlooked from the rear.

Offers Over £335,000

26 Thames Avenue

Pennington, Leigh, WN7 3NL



ENTRANCE PORCH

OPEN PLAN LIVING SPACE

23'2 (max) x 22'9 (max) (7.06m (max) x 6.93m (max))

Lounge area with log burner style electric fire. Wall mounted TV Point. Feature wood panelling. Fully fitted kitchen in forest green. Integrated appliances include washing machine; dishwasher; microwave and oven. Ceramic Hob and extractor fan. Island unit with granite worktop and feature overhead lighting. Dining area. Herringbone style flooring throughout.

BEDROOM

16'2 (max) x 11'5 (max) (4.93m (max) x 3.48m (max))
Radiator. Patio doors to rear garden.

BEDROOM

11'8 (max) x 8'1 (max) (3.56m (max) x 2.46m (max))
Radiator. Patio doors to rear garden.

BATHROOM

Wetroom style shower area, fully tiled. Jack and Jill Vanity unit wash hand basins. Low level Wc. Ornamental Radiator. Feature Wall. Tiled floor throughout.

OUTSIDE :

The property is approached via an entrance driveway providing off road parking and a detached garage is located to the rear. Gardens are to the front and rear. Front garden with driveway and low maintenance pebbles. To the rear there is a fully landscaped garden

with Indian Stone paving and planted beds and borders. Open fields ensure that the property is not overlooked from the rear.

TENURE :

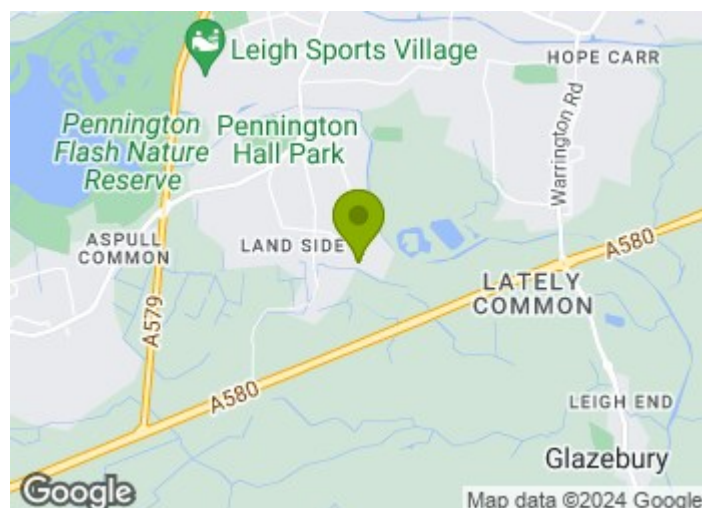
Leasehold. Residue of 999 year Lease.

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.

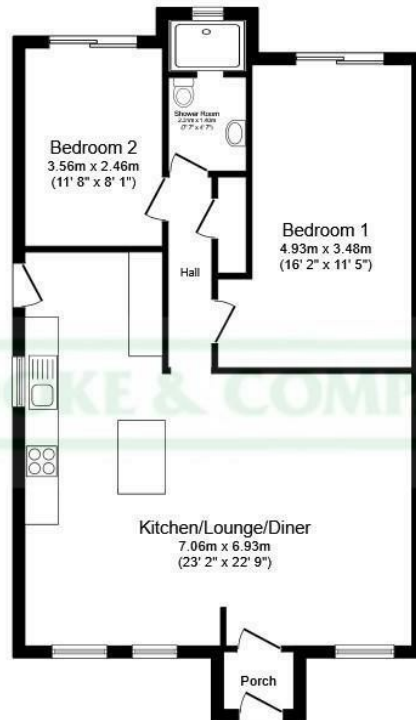


Directions

Sat Nav Ref: WN7 3NL



Floor Plan



Floor Plan

Floor area 75.6 m² (814 sq.ft.)

TOTAL: 75.6 m² (814 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

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			69
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	