

## The Avenue, Leigh

Situated in a highly desirable and much sought after residential area is this beautiful four bedroom detached house with integral garage, with attractive and well maintained gardens surrounding the property and a driveway providing ample off road parking

Viewing highly recommended

**Asking Price £360,000**

# 220 The Avenue

Leigh, WN7 1JF



In further the accommodation comprises:-

#### GROUND FLOOR

##### ENTRANCE HALL

Radiator

##### LOUNGE

17'5 (max) x 11'4 (max). (5.18m'1.52m (max) x 3.35m'1.22m (max).)

Feature fire place. TV point. Radiator.

##### DINING AREA

10'1 (max) x 8'10 (max). (3.05m'0.30m (max) x 2.44m'3.05m (max).)

Doors with access to conservatory. Radiator.

##### KITCHEN

12'1 (max) x 8'11 (max). (3.66m'0.30m (max) x 2.44m'3.35m (max).)

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Integrated oven. Electric hob with extractor fan. Plumbing for washing machine. Door to rear garden.

##### CONSERVATORY

14'7 (max) x 11'10 (max). (4.27m'2.13m (max) x 3.35m'3.05m (max).)

Wall heater.

##### DOWNSTAIRS CLOAKROOM/WC

WC. Wash basin.

##### INTEGRAL GARAGE

#### FIRST FLOOR

##### LANDING

##### BEDROOM

16'10 (max) x 11'9 (max). (4.88m'3.05m (max) x 3.35m'2.74m (max).)

Radiator. Fully fitted wardrobes and units. TV point. Dressing area.

##### ENSUITE

Walk in shower. WC. Wash basin. Heated towel rail.

##### BEDROOM

12'11(max) x 10'2 (max) (3.66m'3.35m(max) x 3.05m'0.61m (max))

Radiator. Fitted wardrobes and units. TV point.

##### BEDROOM

11'1 (max) x 10'2 (max) (3.35m'0.30m (max) x 3.05m'0.61m (max))

Radiator. Fitted wardrobes and units. TV point.

##### BEDROOM

9'7 (max) x 6'10 (max) (2.74m'2.13m (max) x 1.83m'3.05m (max))

Radiator. Fitted wardrobes and units

##### FAMILY BATHROOM

Bath with overhead shower. Vanity built in wash basin with storage. WC.

##### OUTSIDE

#### GARAGE

The property offers an integral garage with a paved driveway offering ample off road parking.

#### GARDENS

The property offers a mature and well stocked garden to the front. To the rear is a good sized garden mainly laid to lawn with a large paved area with raised flowerbeds and shrubs

#### TENURE

Freehold

#### VIEWING

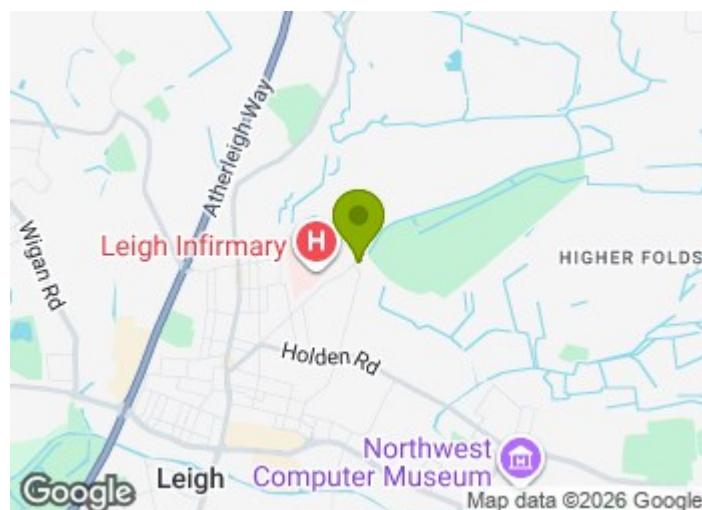
By appointment with the agents as overleaf.

#### COUNCIL TAX

Council Tax Band E

#### PLEASE NOTE

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.



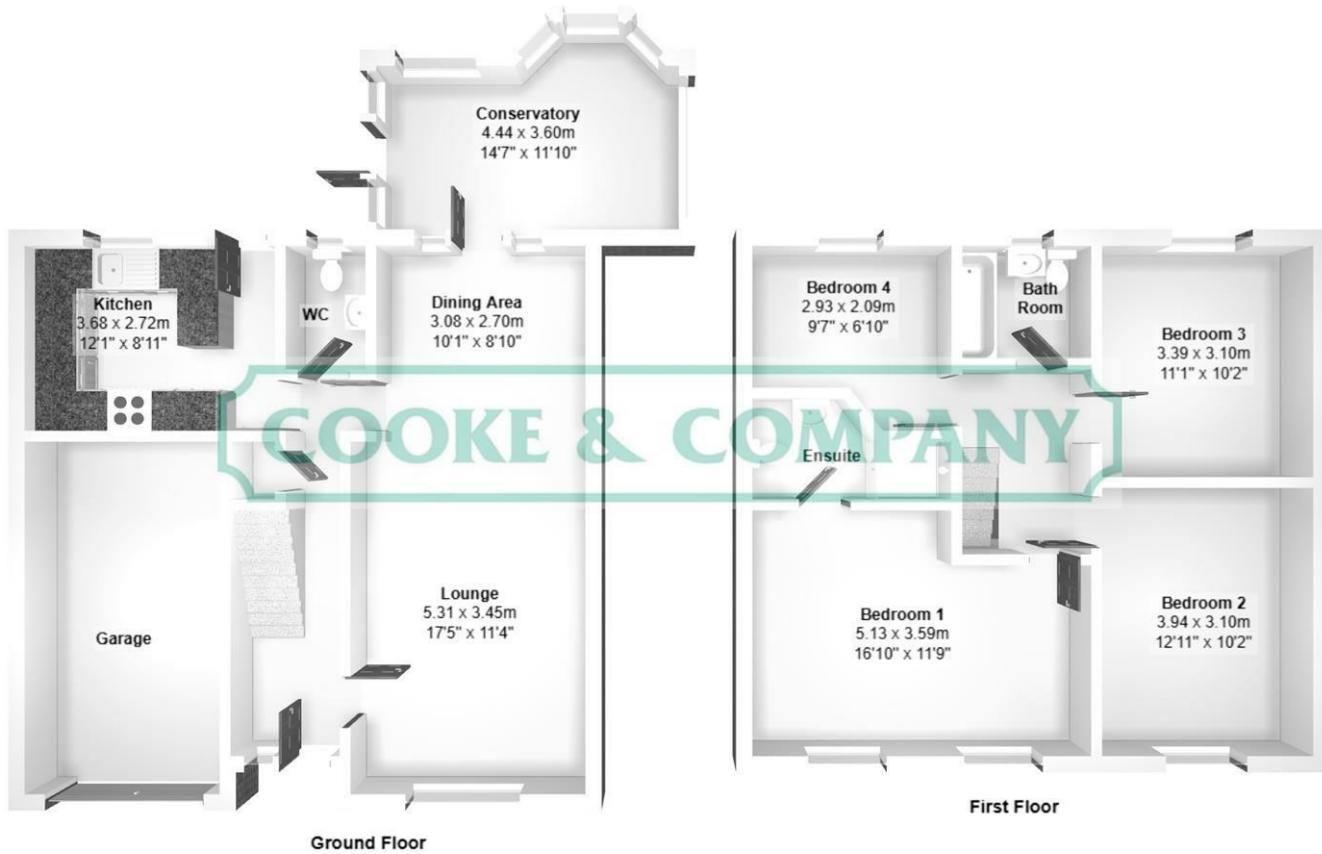
#### Directions

WN7 1JF



## Floor Plan

220 The Avenue, Leigh



Total Area: 139.8 m<sup>2</sup> ... 1505 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

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 firms 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
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	