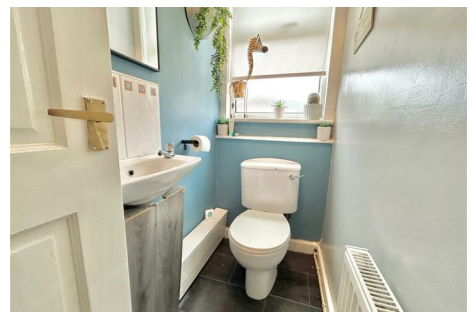


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



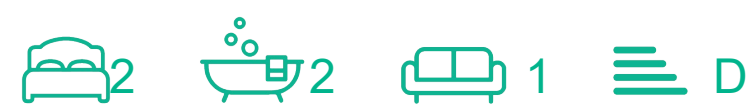
Melrose Avenue, Leigh

Situated in an established residential area is this well presented semi detached property with two bedrooms to include off road parking to the front, detached garage accessed at the rear and a private rear garden offering an ideal first home

Asking Price £149,950

5 Melrose Avenue

Leigh, WN7 5PQ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

13'8 (max) x 12'4 (max) (3.96m'2.44m (max) x 3.66m'1.22m (max))
TV Point. Radiator. Gas fire and surround.
Laminate flooring.

KITCHEN

12'4 (max) x 9'6 (max) (3.66m'1.22m (max) x 2.74m'1.83m (max))
Fitted with base cupboards and wall units. Inset Sink. Built in oven. Hob. Plumbing for washing machine. Radiator.

CLOAKROOM/WC

Low level WC. Wash basin. Radiator..

FIRST FLOOR

LANDING

BEDROOM

13'2 (max) x 11'1 (max) (3.96m'0.61m (max) x 3.35m'0.30m (max))
Radiator. TV point.

BEDROOM

12'4 (max) x 7'8 (max) (3.66m'1.22m (max) x 2.13m'2.44m (max))
Radiator.

BATHROOM

7'3 (max) x 5'5 (max) (2.13m'0.91m (max) x 1.52m'1.52m (max))
BATHROOM: 7'3 (max) x 5'5 (max) Panelled bath with overhead shower fitment. Pedestal wash basin with storage cupboard. Low level WC. Radiator. Part tiled walls.

OUTSIDE:

GARAGE

There is a garage to the rear of the property.

GARDENS

The property is approached over an entrance

pathway with a mainly laid to lawn garden. To the rear is a private garden with a paved area and is laid with artificial grass.

TENURE

Freehold

COUNCIL TAX

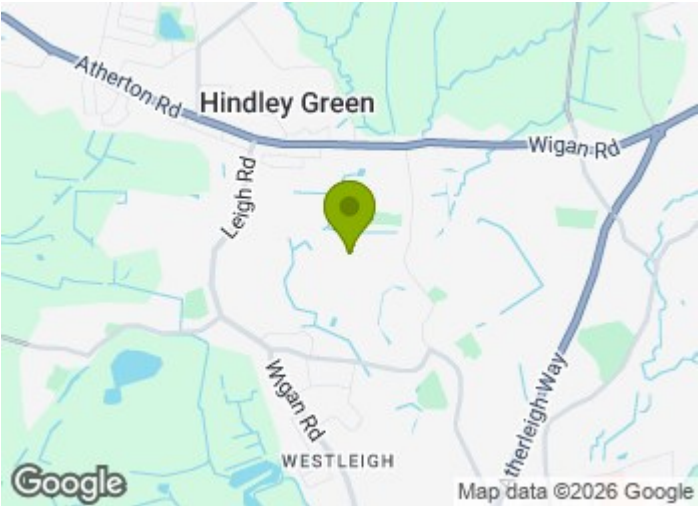
Council Tax Band A

VIEWING

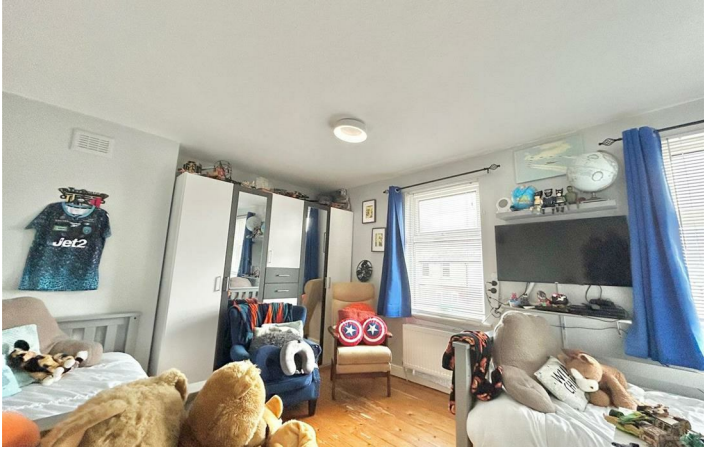
By appointment with the agents as overleaf.

PLEASE NOTE

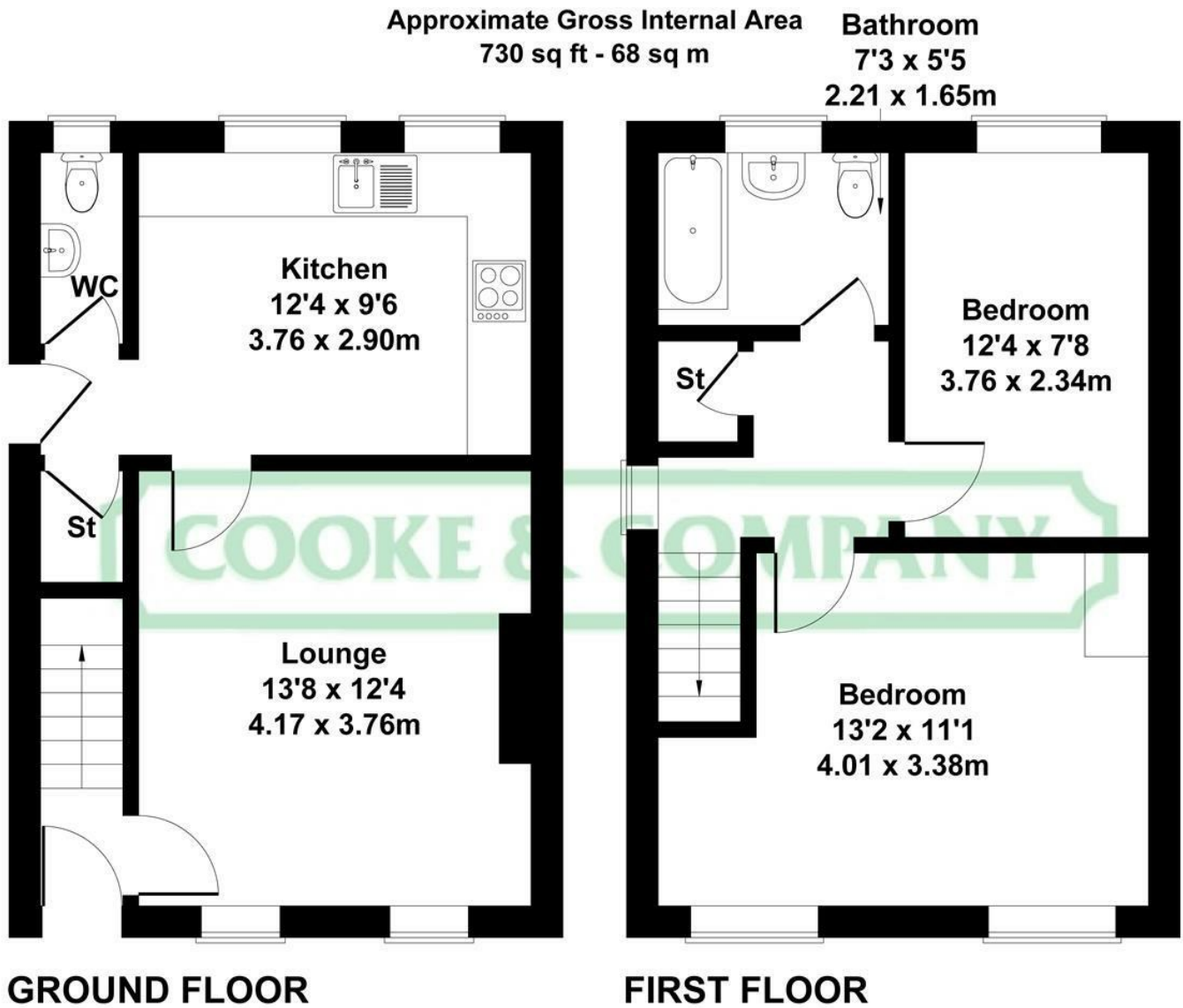
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 5PQ



Floor Plan



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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC