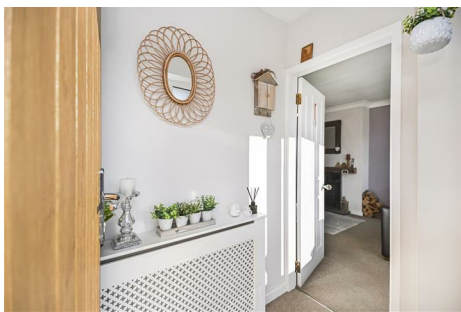


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Thames Avenue, Leigh

Situated in a sought after Pennington location is this beautifully presented two bedroom semi-detached bungalow, approached by a large paved drive way leading to a detached garage with attractive and well maintained gardens to the front and rear

MUST VIEW PROPERTY  
SOUGHT AFTER PENNINGTON AREA  
DOUBLE DRIVEWAY  
SPACIOUS LOFT AREA

**Asking Price £295,000**

# 17 Thames Avenue

## Leigh, WN7 3NG



In further the accommodation comprises:-

### GROUND FLOOR

#### ENTRANCE HALL.

Radiator. Boiler storage room

#### LOUNGE

18'4 (max) x 11'10 (max). (5.49m'1.22m (max) x 3.35m'3.05m (max).)  
TV point. Radiator. Wood burner.

#### KITCHEN/DINING AREA

20'3 (max) x 8'3 (max). (6.10m'0.91m (max) x 2.44m'0.91m (max).)  
Fully fitted with wall and base cupboards. Work surfaces. Extractor fan and hob. Sink unit with mixer taps. Built in double oven. Plumbing for washing machine. Door to rear.

#### BEDROOM

12'10 (max) x 9'10 (max). (3.66m'3.05m (max) x 2.74m'3.05m (max). )  
Radiator. Fully fitted wardrobes. TV point.

#### BEDROOM

11'4 (max) x 9'3 (max). ( 3.35m'1.22m (max) x 2.74m'0.91m (max). )  
Radiator.

#### BATHROOM

Walk in shower. Low level WC. Pedestal wash basin. Heated towel rail. Fully tiled.

### FIRST FLOOR

#### LOFT ROOM

12'3 (max) x 8'0 (max). (3.66m'0.91m (max) x 2.44m'0.00m (max). )  
Radiator. Skylight.

#### LOFT ROOM

12'3 (max) 7'10 (max). (3.66m'0.91m (max) 2.13m'3.05m (max). )  
Radiator. Skylight.

#### LOFT/SNUG

16'5 (max) x 10'5 (4.88m'1.52m (max) x 3.05m'1.52m) )  
Skylight

#### WC

Low level WC. Pedestal wash basin. Radiator. Skylight.

#### OUTSIDE:

#### GARAGE

The property offers off a large paved driveway offering ample off road parking leading to a detached garage, with up and over garage door purchased 18 months ago including power points and lighting

#### GARDENS

The front garden is mainly laid to lawn with shrubs and plants. The attractive and well maintained rear garden is fully fenced and mainly laid to lawn with a paved patio/seating area with a wooden pergola and established plants and flower beds.

#### TENURE

Freehold

#### VIEWING

By appointment with the agents as overleaf.

#### COUNCIL TAX

Council Tax Band C

#### 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.



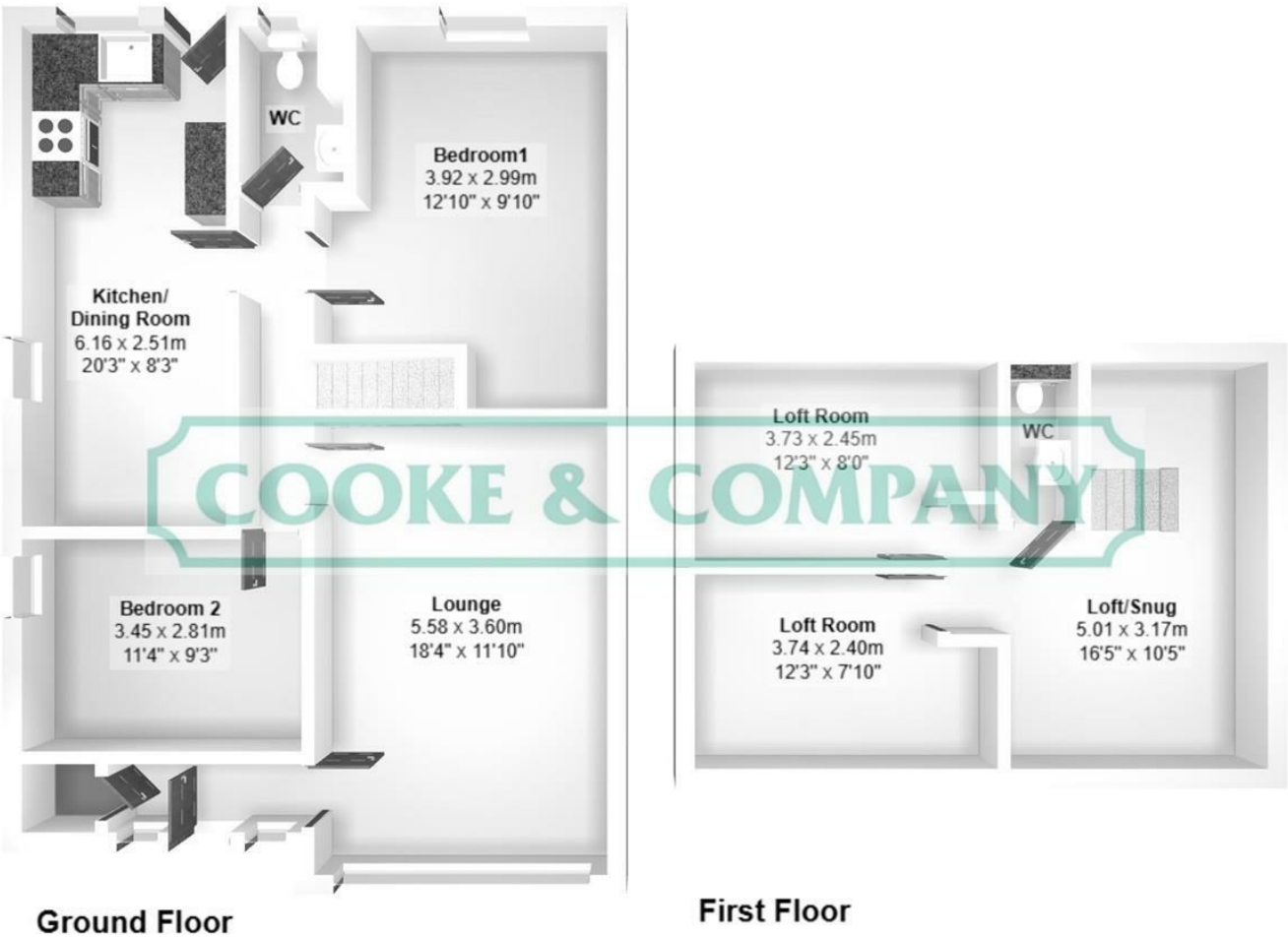
Directions  
WN7 3NG





Floor Plan

17 Thames Avenue Pennington



Total Area: 108.8 m<sup>2</sup> ... 1171 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	83
England & Wales		
EU Directive 2002/91/EC		