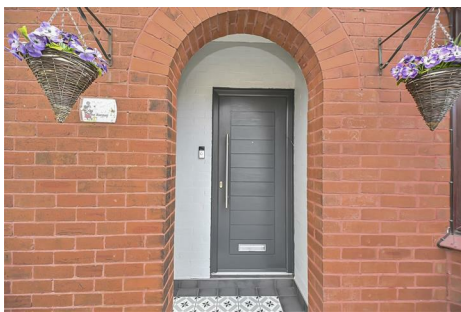


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## The Avenue, Leigh

Situated within a very popular and sought after location With excellent access to the town centre and Lilford Park is this three bedroom semi detached family home offering very well presented and modernised living over two floors to includes off road parking to the front and enclosed attractive gardens to the rear

(EXCELLENT FAMILY HOME – MUST BE VIEWED)

**£270,000**

# 164 The Avenue

Leigh, WN7 1HR



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL**

Feature flooring. Radiator.

**CLOAKROOM**

Wash hand basin. Low level WC.

**LOUNGE**

12'0 (max) x 10'10 (max) ( 3.66m'0.00m (max) x 3.05m'3.05m (max))

Bay window. Tv point. Wooden flooring. (Currently used as bedroom) Radiator.

**LOUNGE**

13'4 (max) x 11'6 (max) ( 3.96m'1.22m (max) x 3.35m'1.83m (max) )

Wooden flooring. Feature fireplace with surround. French doors to rear gardens/patio area. Radiator.

**KITCHEN**

10'4 (max) x 10'0 (max) ( 3.05m'1.22m (max) x 3.05m'0.00m (max) )

Full fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Modern built in hob, extractor fan, microwave and built in oven. Inset lighting.

**CONSERVATORY**

10'11 (max) x 9'4 (max) ( 3.05m'3.35m (max) x 2.74m'1.22m (max) )

TV point. Fully tiled flooring. French doors to rear gardens.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

12'1 (max) x 12'0 (max) ( 3.66m'0.30m (max) x 3.66m'0.00m (max) )

Fully fitted wardrobes. Radiator.

**BEDROOM**

12'2 (max) x 12'0 (max) ( 3.66m'0.61m (max) x 3.66m'0.00m (max) )

Fully fitted wardrobes. Radiator.

**BEDROOM**

9'1 (max) x 6'3 (max) ( 2.74m'0.30m (max) x 1.83m'0.91m (max) )

Radiator.

**BATHROOM**

Feature roll top bath. Vanity wash hand basin. Low level WC. Fully tiled walls. Heated towel rail.

**OUTSIDE:**

**PARKING**

The property is approached over an entrance driveway which provides off road parking to the front.

**GARDENS**

The gardens are to the rear, very attractive and good sized, feature paved with imprinted concrete, lawned area, stones borders/patio area.

**TENURE**

Freehold

**VIEWING**

By appointment with the agents as overleaf.

**COUNCIL TAX BAND**

C

**PLEASE NOTE**

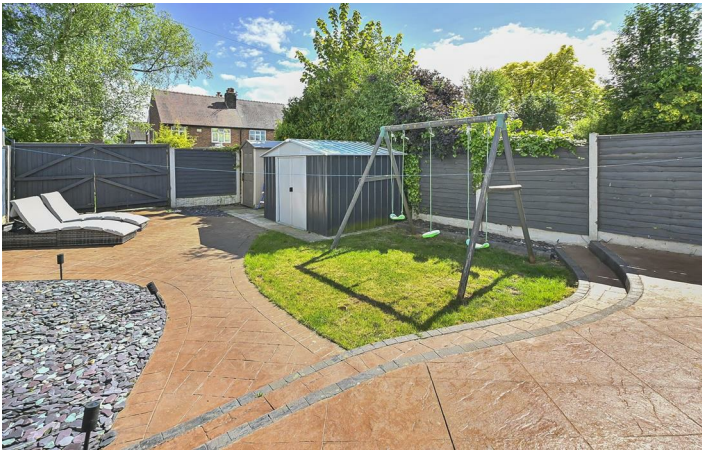
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



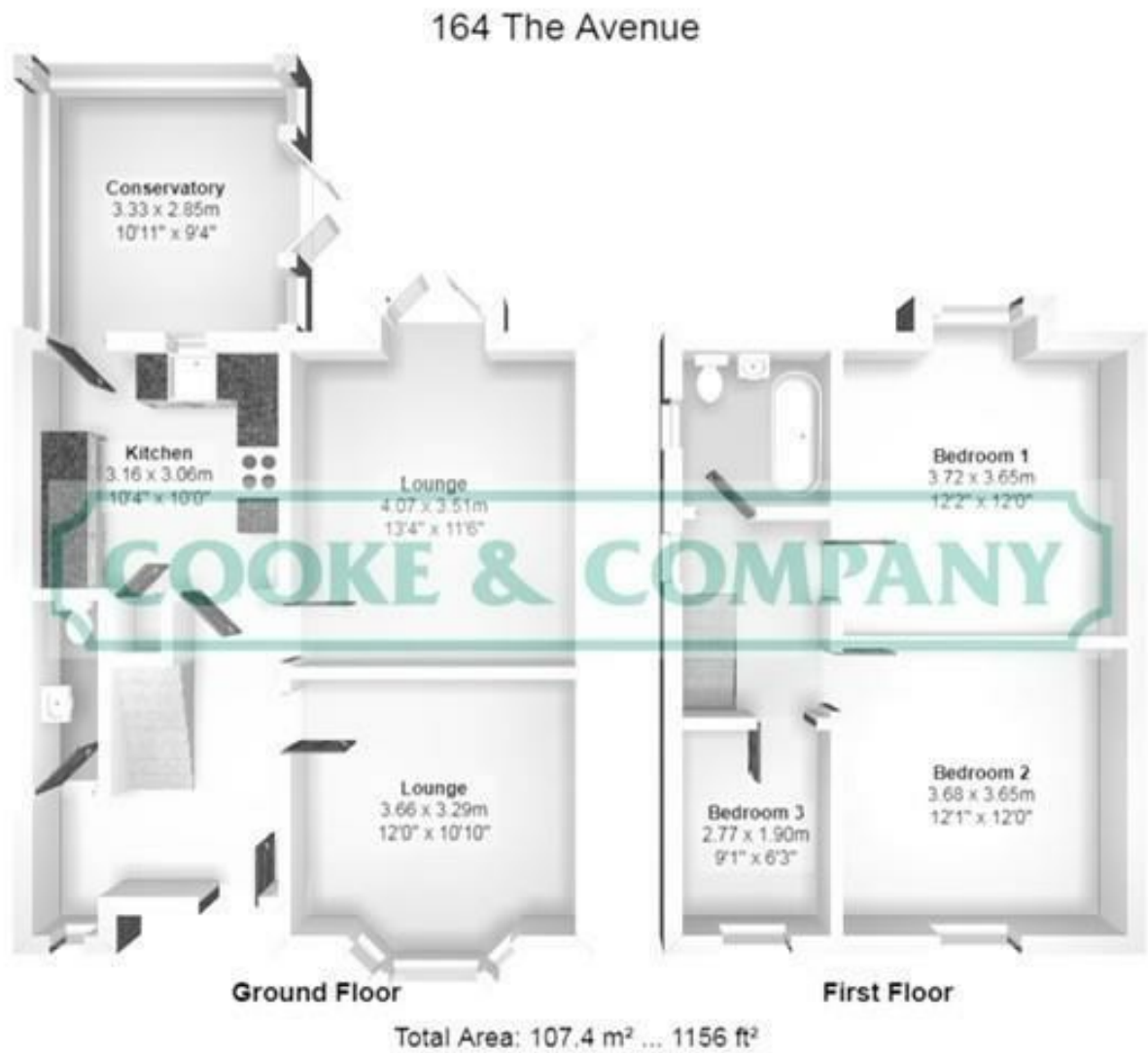
**Directions**

Sat Nav Ref: WN7 1HR





Floor Plan



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.

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

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		
England & Wales		EU Directive 2002/91/EC