

## 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 Feature roll top bath. Vanity wash hand basin. in hob, extractor fan, microwave and built in oven. Low level WC. Fully tiled walls. Heated towel rail. 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

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

Radiator. Feature roll top bath. Vanity wash hand basin. Inset lighting.

## 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

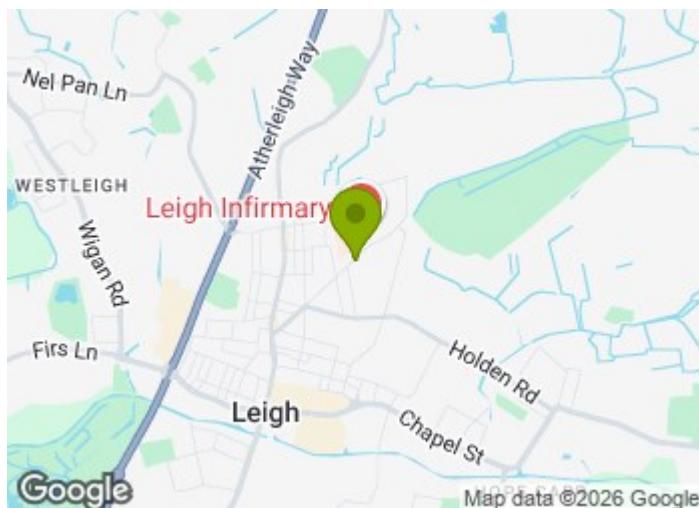
By appointment with the agents as overleaf.

## COUNCIL TAX BAND

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## 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

164 The Avenue



Total Area: 107.4 m<sup>2</sup> ... 1156 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	