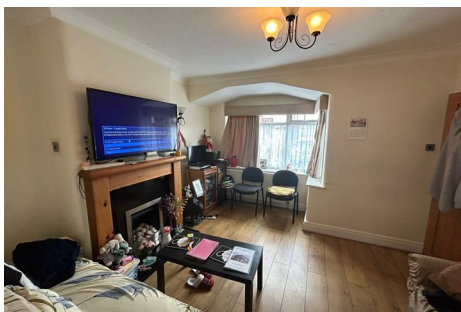


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



June Avenue, Leigh

Situated in a well-established residential location with good access to the town is this spacious three bedroom semi-detached house which benefits from a conservatory. It is garden fronted with off road parking and also includes an enclosed garden to the rear with decking

Asking Price £185,000

8 June Avenue

Leigh, WN7 5DH



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

Radiator

LOUNGE

13'8 (max) x 13'3 (max). (3.96m'2.44m (max) x 3.96m'0.91m (max).)
Fire surround. Gas fire. TV Point. Radiator.
Wooden flooring.

KITCHEN/DINING AREA

16'7 (max) x 12'1 (max). (4.88m'2.13m (max) x 3.66m'0.30m (max).)
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Radiator. Wooden flooring.

CONSERVATORY

10'9 (max) x 8.4 (max) (3.05m'2.74m (max) x 2.44m.1.22m (max))

FIRST FLOOR:

LANDING

BEDROOM

13'3 (max) x 10'3 (max) (3.96m'0.91m (max) x 3.05m'0.91m (max))
Radiator. Fitted wardrobes

BEDROOM

11'3 (max) x 8'4 (max) (3.35m'0.91m (max) x 2.44m'1.22m (max))
Radiator. Fitted wardrobes

BEDROOM

7'7 (max) x 6'1 (max). (2.13m'2.13m (max) x 1.83m'0.30m (max).)
Radiator.

WET ROOM STYLE SHOWER ROOM

5'8 (max) x 5'0 (max) (1.52m'2.44m (max) x 1.52m'0.00m (max))
Walk in shower. Wash basin. WC.

OUTSIDE:

PARKING

The property is garden fronted and offers off road parking.

GARDEN

The gardens are to the rear with decking and a stoned area.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX BAND

Council Tax Band A

PLEASE NOTE

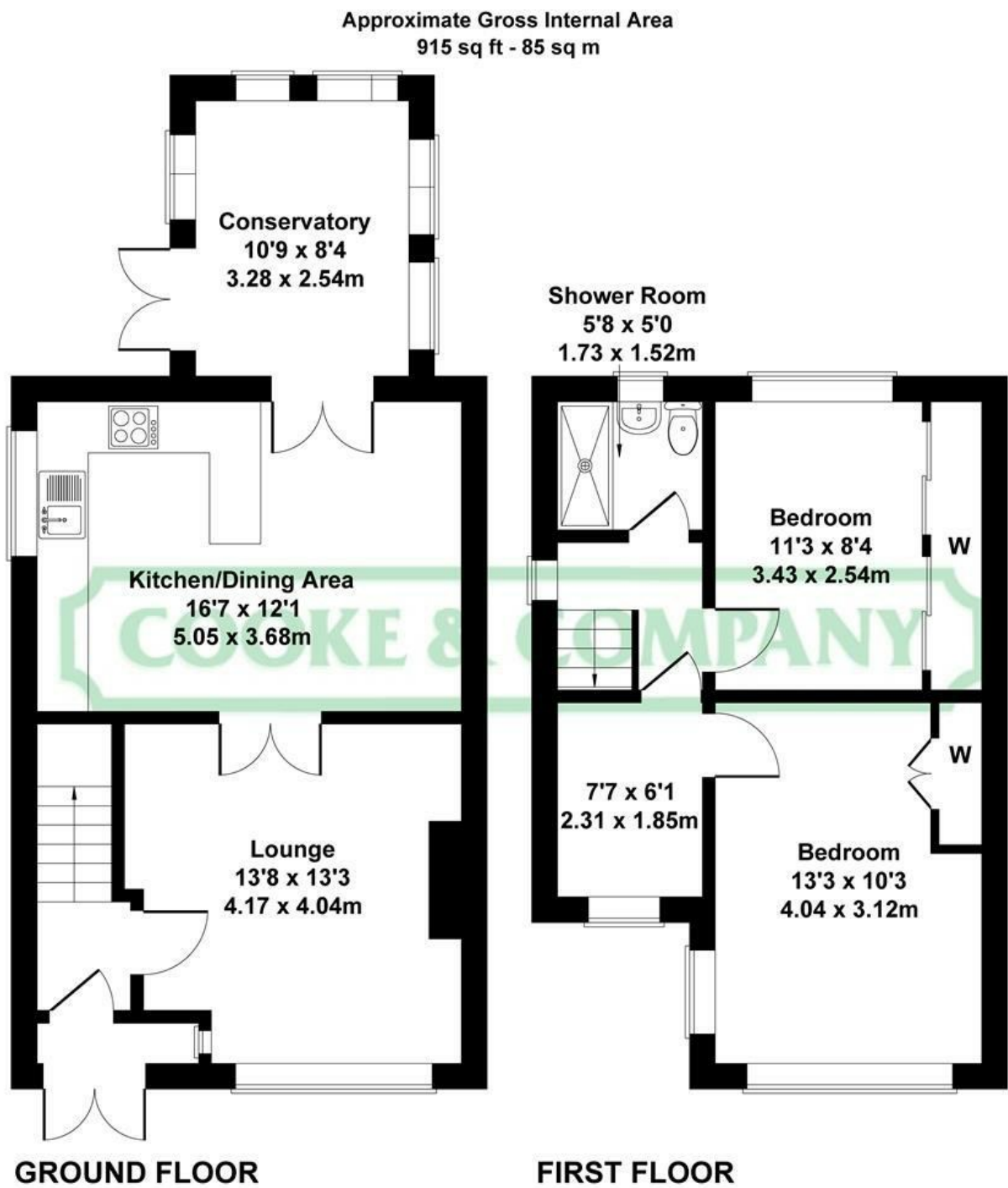
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN7 5DH



Floor Plan



Not to Scale. Produced by The Plan Portal 2025
For Illustrative 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	