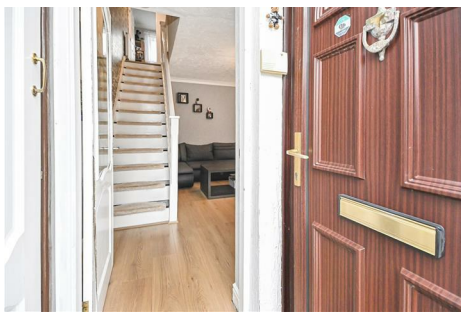


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Avon Street, Leigh

Situated in a well-established residential location with good access to the town is this attractive three bedroom semi-detached house with ample off street parking to the front of the property and a low maintenance garden to the rear

Viewing highly recommended

Asking Price £199,950

7 Avon Street

Leigh, WN7 2DT



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

LOUNGE

13'11 (max) x 13'8 (max). (3.96m'3.35m (max) x 3.96m'2.44m (max).)
TV point. Fire surround. Gas fire. Radiator.

KITCHEN/DINING ROOM

13'11 (max) x 10'0 (max). (3.96m'3.35m (max) x 3.05m'0.00m (max).)
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Extractor fan. Work surfaces. Plumbing for washing machine. Plumbing for dishwasher. Radiator. Door to rear of property.

FIRST FLOOR:

LANDING

Radiator

BEDROOM

13'11 (max) x 9'0 (max). (3.96m'3.35m (max) x 2.74m'0.00m (max).)
Radiator

BEDROOM

9'0 (max) x 7'0 (max) (2.74m'0.00m (max) x 2.13m'0.00m (max))
Radiator.

BEDROOM

6'7 (max) x 6'3 (max). (1.83m'2.13m (max) x 1.83m'0.91m (max).)
Radiator.

BATHROOM

Vanity built in wash basin with storage. Low level WC. Walk in shower cubicle. Heated towel rail

OUTSIDE:

PARKING

The property is approached by a fully paved driveway offering ample off street parking

GARDEN

The rear of the property offers a low maintenance enclosed garden which is fully paved.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

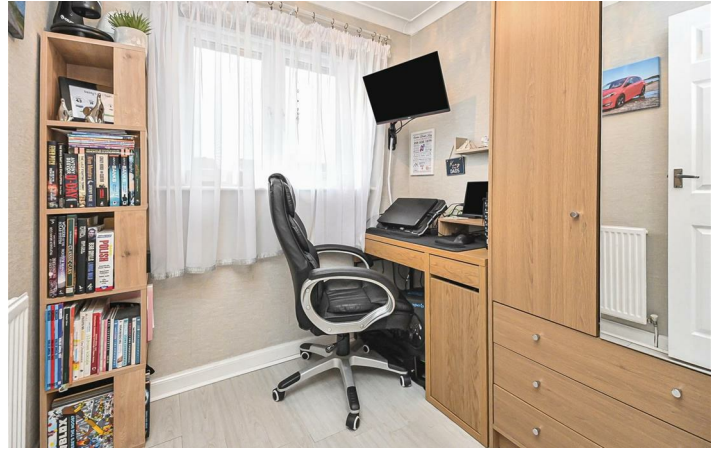
Council Tax Band A

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.

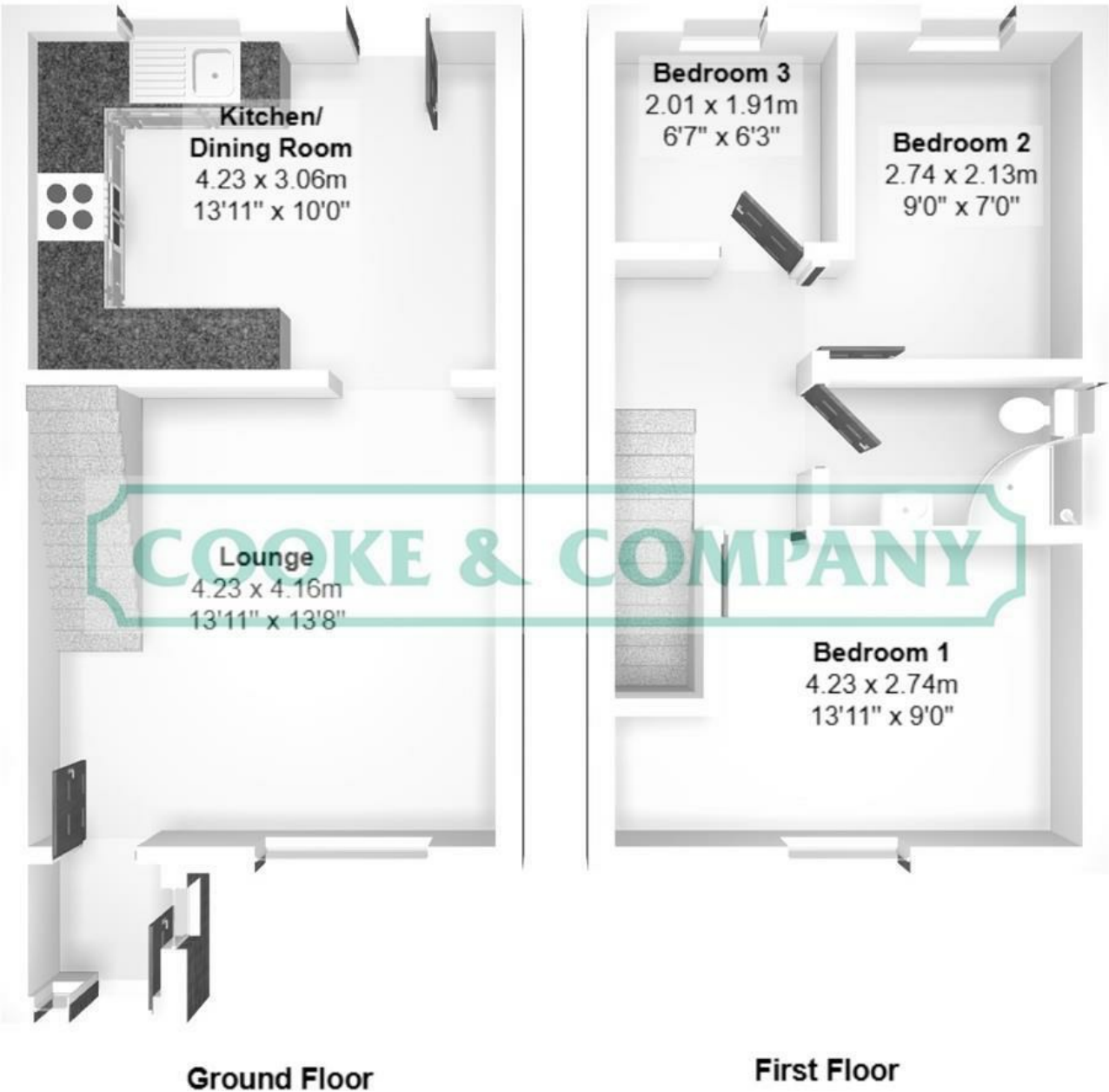


Directions
WN7 2DT



Floor Plan

7 Avon Street, Leigh



Total Area: 64.0 m² ... 689 ft²
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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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	