

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



The Avenue, Leigh

Situated in a very popular and well established residential location with excellent access to the town centre and Lilford Park is this three bedroom semi-detached family home offering good sized accommodation within a very spacious plot to include off road parking to the front for two vehicles and a spacious garden to the rear

Asking Price £265,000

172 The Avenue

Leigh, WN7 1HR



- SITUATED IN A VERY POPULAR AREA
- NEW CARPETS THROUGHOUT
- DOUBLE GLAZED THROUGHOUT
- HIVE CENTRAL HEATING SYSTEM

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

18'1 (max) x 11'5 (max). (5.49m'0.30m (max) x 3.35m'1.52m (max).)
Radiators. Feature fire and surround. TV point. French doors to rear garden. Made to measure shelving next to French Doors. Plantation style wooden shutters.

KITCHEN/DINING AREA

21'5 (max) x 10'2 (max). (6.40m'1.52m (max) x 3.05m'0.61m (max).)
Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. New high spec washing machine. Built in oven. Splash back to kitchen wall. Breakfast Island with seating. Bay window with plantation style wooden shutters

FIRST FLOOR:

LANDING

Plantation style wooden shutters

BEDROOM

14'8 (max) x 11'0 (max). (4.27m'2.44m (max) x 3.35m'0.00m (max).)
Fitted wardrobes with enhanced features and accessories. Radiator. Plantation style wooden shutters

BEDROOM

13'0 (max) x 9'3 (max) (3.96m'0.00m (max) x 2.74m'0.91m (max))
Radiator. Plantation style wooden shutters

BEDROOM

11'5 (max) x 6'10 (max) (3.35m'1.52m (max) x 1.83m'3.05m (max))
Fitted wardrobes with enhanced features and accessories. Radiator. Plantation style wooden shutters

BATHROOM

Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Part tiled.

OUTSIDE

The property is approached over a newly refurbished driveway which provides off road parking for two vehicles. In addition, there is a newly installed wooden side gate (from the main road). The garden to the rear is fully fenced mainly laid to lawn with plants and shrubs.

TENURE

Freehold

VIEWING

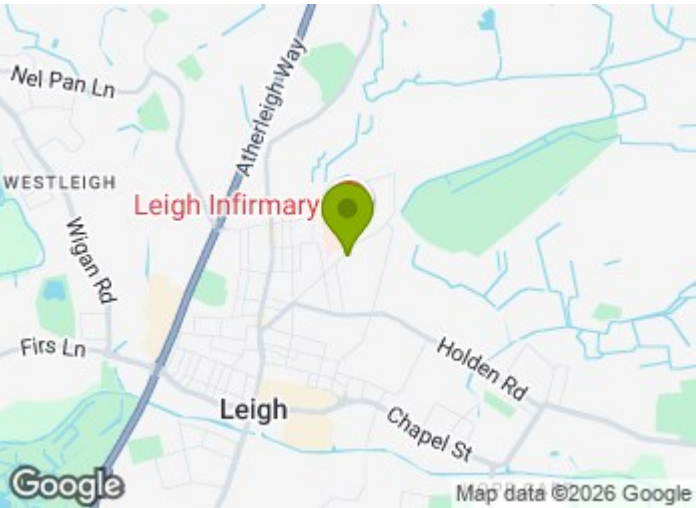
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band D

PLEASE NOTE

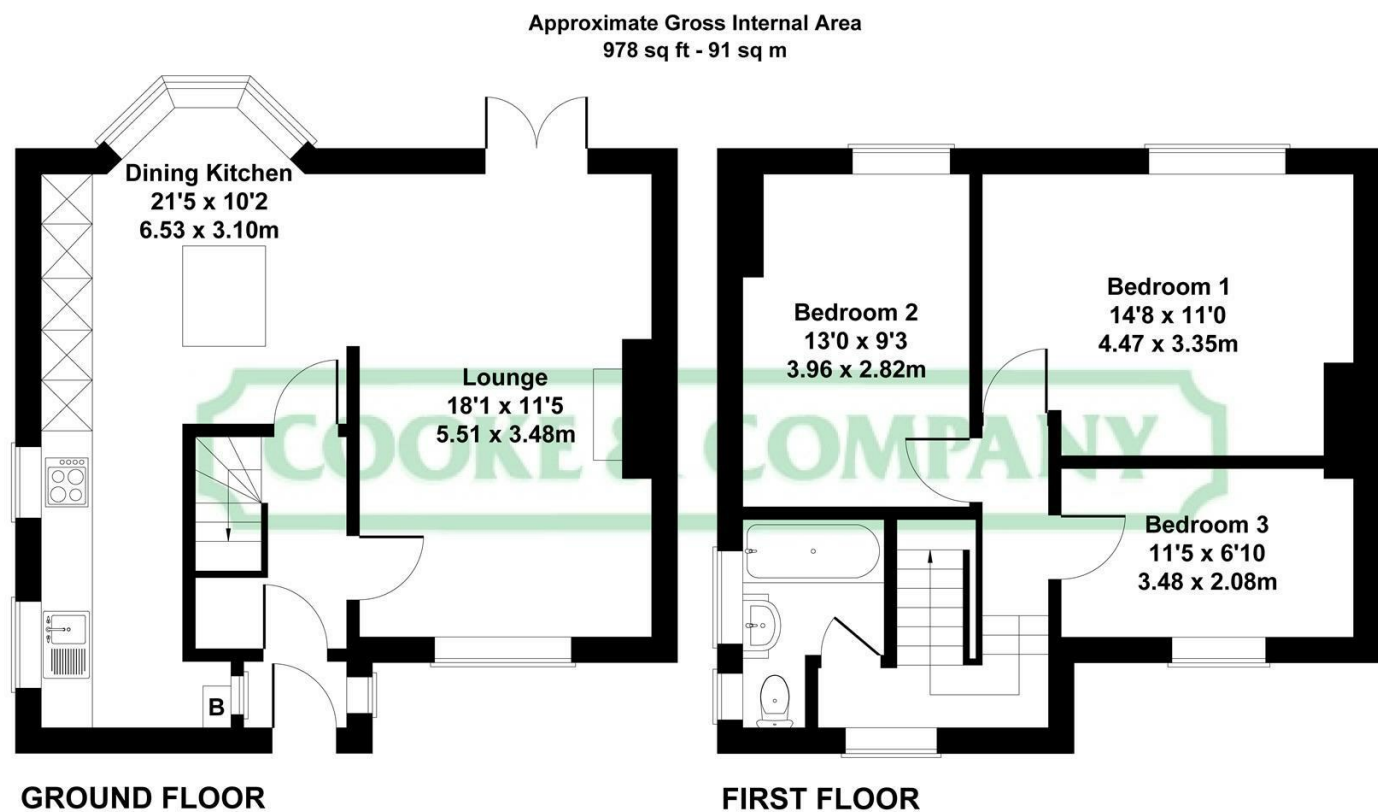
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN7 1HR



Floor Plan



Not to Scale. Produced by The Plan Portal 2026
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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	53	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC