COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

South Avenue, Leigh

Situated in a well established location in a cul de sac position
is this three bedroom semi-detached family home
offering well proportioned living accommodation
with off road parking to the front and
good sized gardens to the side and rear

Asking Price £225,000

28 South Avenue

Hope Carr, Leigh, WN7 3BU

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE
17'11 (max) x 11'5 (max). (5.18m'3.35m (max) x 3.35m'1.52m (max).)
Radiator. TV point. Wood burner. Laminate flooring.

KITCHEN/DINING ROOM
21'6 (max) x 8'8 (max) (6.40m'1.83m (max) x 2.44m'2.44m (max))
Fully fitted kitchen with base units and wall cupboards. Sink unit with mixer taps. Plumbing for washing machine. Gas hob. Built in oven.

UTILITY ROOM
11'6 (max) x 8'8 (max) (3.35m'1.83m (max) x 2.44m'2.44m (max))
Radiator. Fitted base units and work surfaces. French doors to rear.

DOWNSTAIRS WC
Low Level WC. Vanity built in wash basin.

FIRST FLOOR:

LANDING

BEDROOM
13'0 (max) x 9'7 (max) (3.96m'0.00m (max) x 2.74m'2.13m (max))
Radiator.

BEDROOM
12'1 (max) x 11'6 (max) (3.66m'0.30m (max) x 3.35m'1.83m (max))
Radiator.

BEDROOM
8'6 (max) x 7'11 (max) (2.44m'1.83m (max) x 2.13m'3.35m (max))
Radiator.

BATHROOM
Panelled bath. Wash basin with storage. Low level WC. Fully tiled walls

OUTSIDE:

PARKING
The property is fully paved to the front offering ample off road parking..

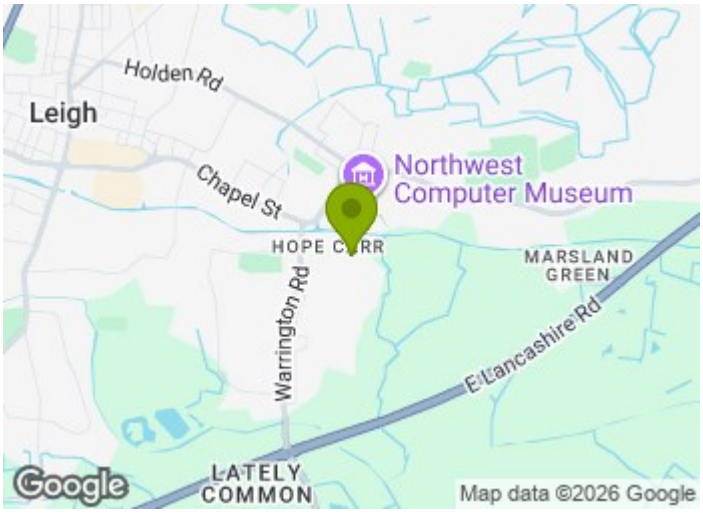
GARDENS
There are good sized gardens to the side and rear which are mainly laid to lawn with raised flowerbeds.

TENURE
Freehold

COUNCIL TAX
Council Tax Band A

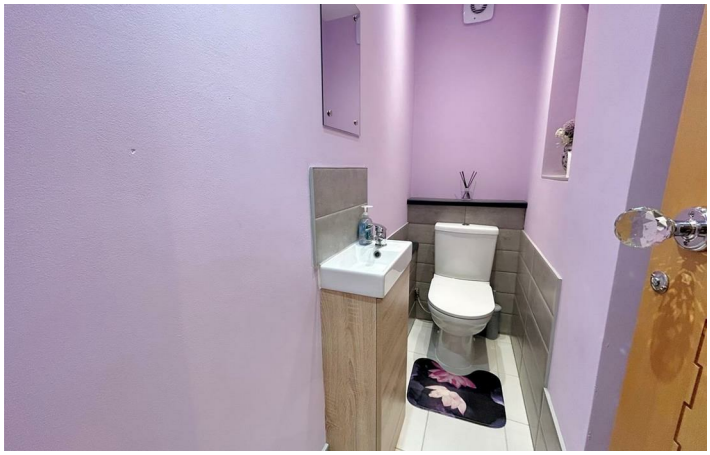
VIEWING
By appointment with the agents as overleaf.

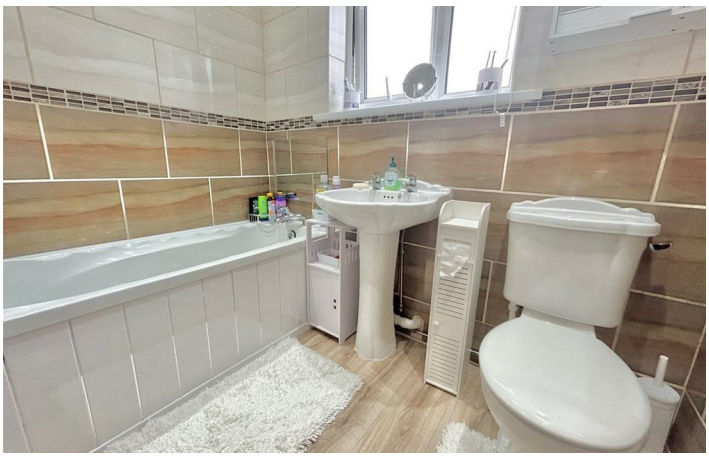
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to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



Directions

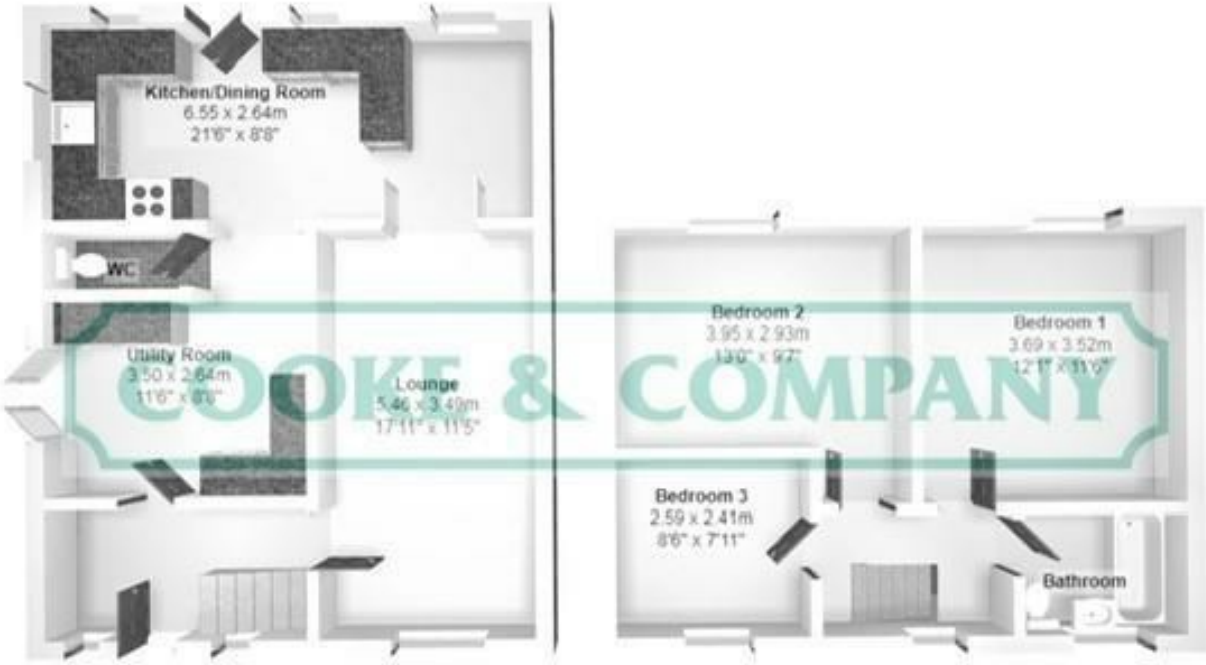
WN7 3BU





Floor Plan

28 South Avenue Leigh



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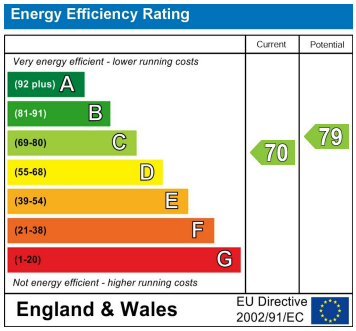
Total Area: 95.7 m² ... 1031 ft²

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.



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