

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rosebury Avenue, Leigh

Situated in a popular and much sought after location is this attractive and spacious three bedroom semi detached family home offering excellent first time accommodation With good sized gardens to the rear and good access To the town centre and V1 bus

(AMPLE OFF ROAD PARKING AND GARAGE TO REAR)

Asking Price £199,950

4 Rosebury Avenue

Leigh, WN7 1JZ



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

Radiator.

LOUNGE/DINING AREA

17'8 (max) x 10'8 (max) (5.18m'2.44m (max) x 3.05m'2.44m (max))

Gas fire and surround. TV point. Radiator.

SUN LOGGIA

9'4 (max) x 4'9 (max) (2.74m'1.22m (max) x 1.22m'2.74m (max))

Access to outside.

KITCHEN

8'11 (max) x 17'11 (max) (2.44m'3.35m (max) x 5.18m'3.35m (max))

Fitted with wall and base cupboards. Sink unit with mixer taps. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

10'7 (max) x 9'4 (max) (3.05m'2.13m (max) x 2.74m'1.22m (max))

Radiator.

BEDROOM

10'6 (max) x 8'1 (max) (3.05m'1.83m (max) x 2.44m'0.30m (max))

Radiator.

BEDROOM

8'11 (max) x 8'0 (max) (2.44m'3.35m (max) x 2.44m'0.00m (max))

Radiator.

BATHROOM

Wet room style. Pedestal wash hand basin. Low level WC.

OUTSIDE:

GARAGE

The property benefits detached garage access to the rear of the property over an driveway which provides private off road parking for three vehicles.

GARDENS

To the front and rear, good sized, manly laid to lawn with surrounding flower beds, borders and patio area.

TENURE

Leasehold

VIEWING

By appointment with the agent as overleaf.

COUNCIL TAX BAND

B

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.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

OPENING TIMES: MON-FRI 9.00AM – 5.30PM, SAT 9.00AM – 4.00PM, SUN CLOSED
E-mail: info@cookeandcompany.co.uk Web-site: www.cookeandcompany.co.uk / www.rightmove.co.uk



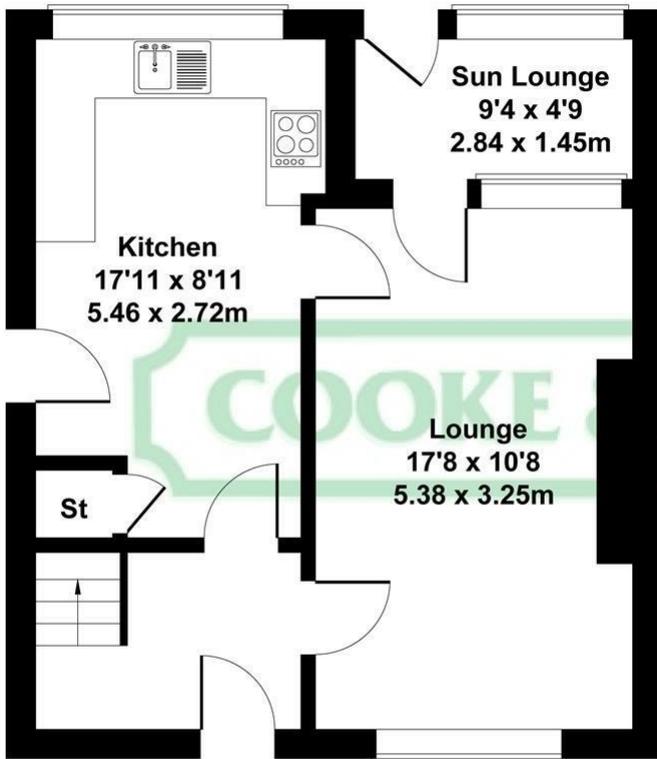
Directions

Sat Nav Ref WN7 1JZ



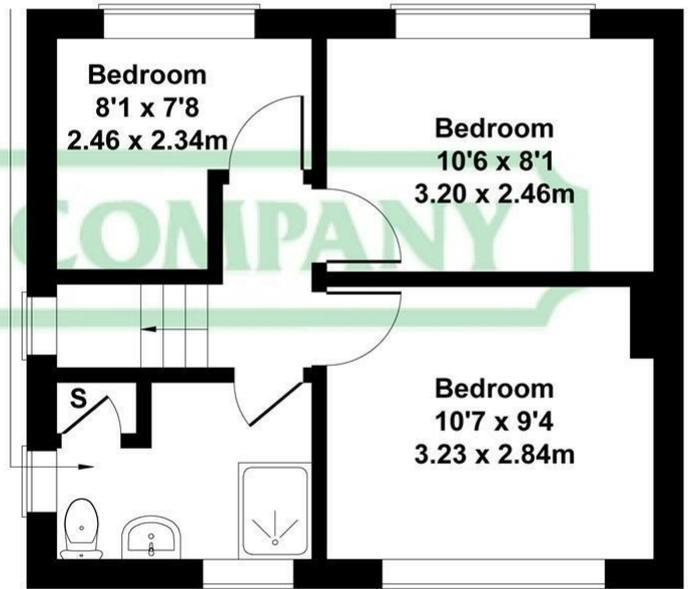
Floor Plan

Approximate Gross Internal Area
825 sq ft - 77 sq m



GROUND FLOOR

Shower Room
7'9 x 6'0
2.36 x 1.83m



FIRST FLOOR

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 firm's 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		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	