

# 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 and a garden to the rear

**Asking Price £220,000**

# 166 The Avenue

Leigh, WN7 1HR



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL**

**LOUNGE**

13'5 (max) x 11'9 (max). (3.96m'1.52m (max) x 3.35m'2.74m (max). )  
Radiators. Wooden flooring. Bay window.

**KITCHEN/DINING AREA**

18'3 (max) x 13'4 (max). (5.49m'0.91m (max) x 3.96m'1.22m (max). )  
Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Gas hob. Built in oven. Extractor fan. Modern radiator. Patio doors to conservatory. Door to outside.

**CONSERVATORY**

9'0 (max) x 8'7 (max) (2.74m'0.00m (max) x 2.44m'2.13m (max) )  
Radiator. French doors to rear of the property.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

14'1 (max) x 10'4 (max). (4.27m'0.30m (max) x 3.05m'1.22m (max). )  
Fitted wardrobes and units. Radiator. Wooden flooring.

**BEDROOM**

12'0 (max) x 10'90 (m (3.66m'0.00m (max) x 3.05m'27.43m (m)  
Built in cupboards. Radiator. Wooden flooring.

**BEDROOM**

7'2 (max) x 6'0 (max) (2.13m'0.61m (max) x 1.83m'0.00m (max) )  
Radiator.

**BATHROOM**

6'8 (max) x 5'9 (max) (1.83m'2.44m (max) x 1.52m'2.74m (max) )  
Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Fully tiled.

**OUTSIDE:**

**PARKING**

The property is approached over an entrance driveway which provides off road parking to the front.

**GARDENS**

The large garden to the rear is mainly laid to lawn with established plants and a paved patio with a covered seating area.

**TENURE**

Leasehold

**VIEWING**

By appointment with the agents as overleaf.

**COUNCIL TAX**

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.



**Directions**

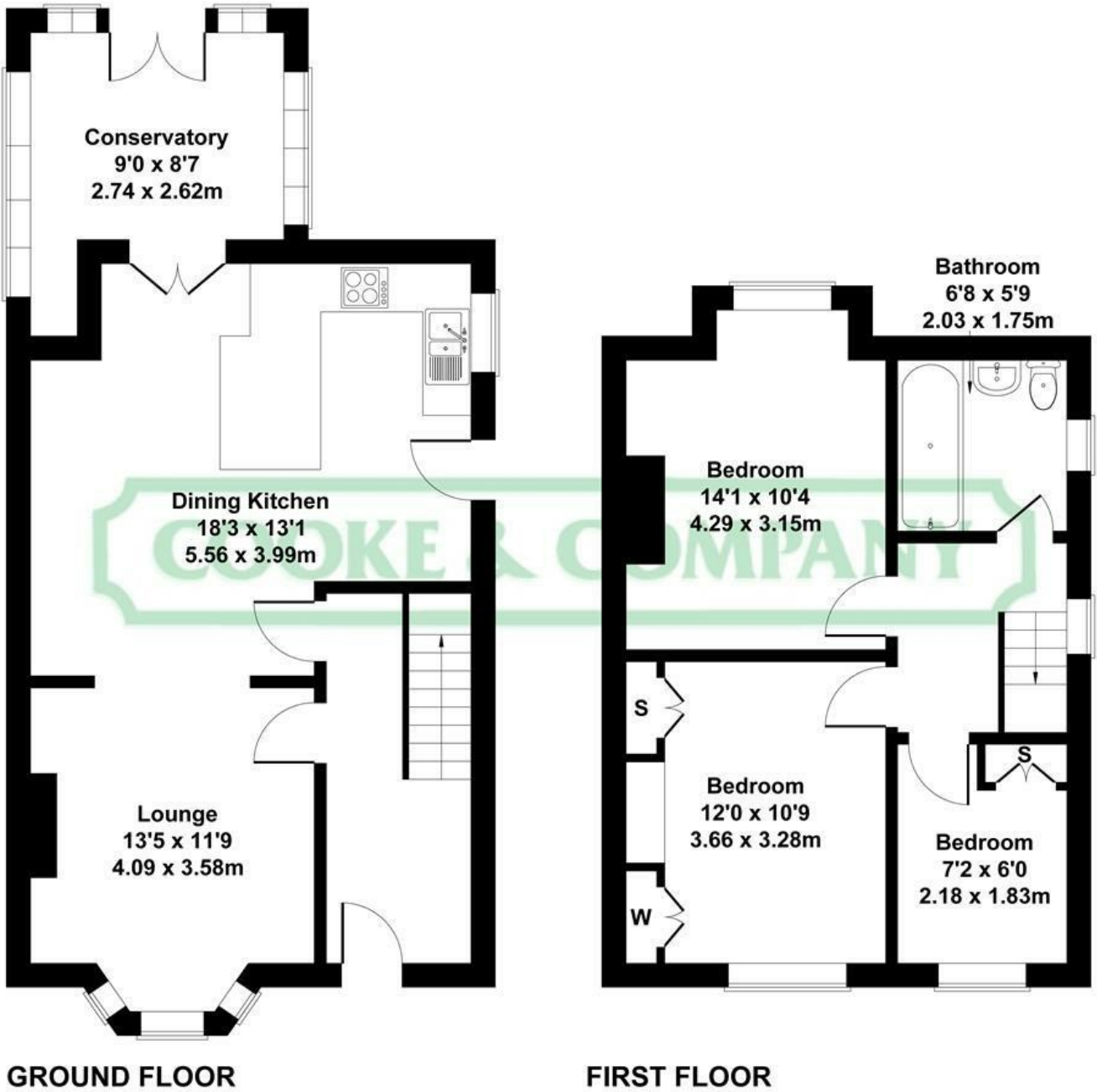
WN7 1HR





Floor Plan

Approximate Gross Internal Area  
1107 sq ft - 103 sq m



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC