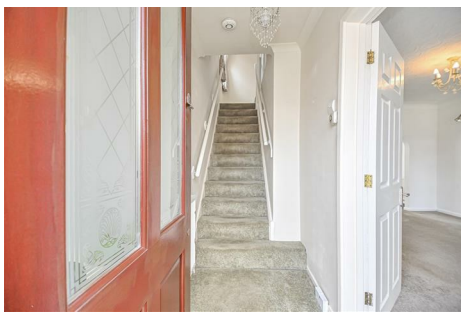


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Angus Avenue, Leigh

Situated in a very popular and well established residential location is this three bedroom semi-detached house offering spacious living accommodation. The large driveway to the front of the property leads to a detached garage and the garden to the rear is mainly laid to lawn with a paved area and established plants and flower beds.

Asking Price £199,950

13 Angus Avenue

Leigh, WN7 5DL



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALLWAY

LOUNGE

16'7 (max) x 12'7(max) (4.88m'2.13m (max) x 3.66m'2.13m(max))

TV Point. Radiator. Feature fire and surround.

KITCHEN/DINING ROOM

16'2 (max) x 7'11 (max). (4.88m'0.61m (max) x 2.13m'3.35m (max).)

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps.

UTILITY ROOM

8'7 (max) x 8'2 (max). (2.44m'2.13m (max) x 2.44m'0.61m (max).)

Fitted with wall and base cupboards. Plumbing for washing machine. Door with access to rear garden

FIRST FLOOR

LANDING

BEDROOM

14'10 (max) x 9'4 (max). (4.27m'3.05m (max) x 2.74m'1.22m (max).)

Radiator

BEDROOM

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

Radiator

BEDROOM

9'1 (max) x 6'4(max) (2.74m'0.30m (max) x 1.83m'1.22m(max))

Radiator.

BATHROOM

Walk in enclosed shower. Vanity built in wash basin with storage. WC. Heated towel rail.

OUTSIDE

PARKING

The property is approached over a large entrance driveway leading to a detached garage offering ample off street parking

GARDENS

The gardens are to the front and rear. To the front is a low maintenance garden with flowerbeds. The rear garden is mainly laid lawn, with raised flower beds and borders. There is also a paved patio area.

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

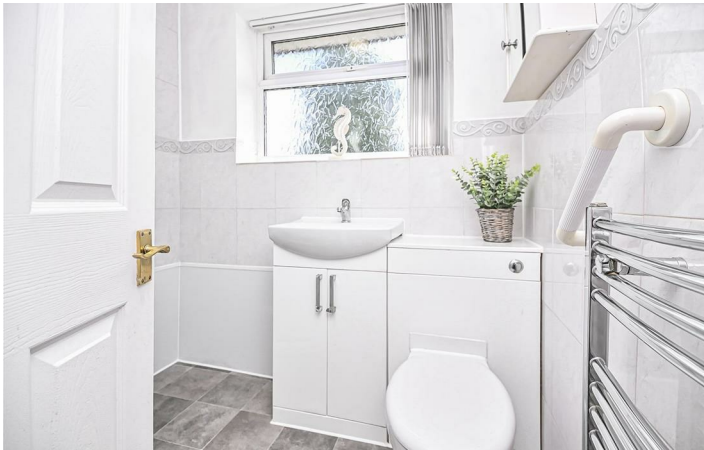
PLEASE NOTE

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 5DL



Floor Plan



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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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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | 67 | 80 |
| EU Directive 2002/91/EC | | |