

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Ledgard Avenue, Leigh

Situated in a popular and sought after location within Leigh Sports Village and with good access to the town is this well presented and well-proportioned four bedroom semi-detached house offering excellent living space to include off street parking to the front and an attractive garden to the rear.

**Asking Price £255,000**

# 9 Ledgard Avenue

Leigh, WN7 4BG



In further the accommodation comprises:-

**GROUND FLOOR**

**ENTRANCE**

**LOUNGE**

16'5 (max) x 15'0 (max) (4.88m'1.52m (max) x 4.57m'0.00m (max))  
TV Point. Radiator. Feature fire and surround.  
Wooden flooring.

**KITCHEN/DINING AREA**

15'0 (max) x 12'6 (max) (4.57m'0.00m (max) x 3.66m'1.83m (max))  
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Built in oven and hob. Plumbing for washing machine.  
Radiator. French doors leading to rear garden

**DOWNSTAIRS WC**

WC. Wash basin. Radiator

**FIRST FLOOR**

**LANDING**

**BEDROOM**

11'10 (max) x 7'3 (max) (3.35m'3.05m (max) x 2.13m'0.91m (max))  
TV point. Radiator

**BEDROOM**

11'10 (max) x 7'3 (max). (3.35m'3.05m (max) x 2.13m'0.91m (max).)  
TV point. Radiator

**BEDROOM**

8'6 (max) x 7'3 (max) (2.44m'1.83m (max) x 2.13m'0.91m (max))  
BEDROOM 8'6 (max) X 7'3 (max). TV point  
Radiator.

**BEDROOM**

8'7 (max) x 7'3 (max) (2.44m'2.13m (max) x 2.13m'0.91m (max))  
TV point Radiator.

**BATHROOM**

Panelled Bath with overhead shower. Vanity built in wash basin. WC. Partly tiled walls. Radiator

**OUTSIDE**

**PARKING**

The property is approached over a driveway offering off road parking.

**GARDENS**

The rear garden is beautifully presented and is mainly laid with artificial grass, with raised flower

beds and borders with a feature patio area. In addition the garden also benefits from a Summer House.

**TENURE**

Leasehold - 155 years from 2007 so 137 years remaining

**GROUND RENT**

£328.21 Per Annum

**SERVICE CHARGE**

None

**VIEWING**

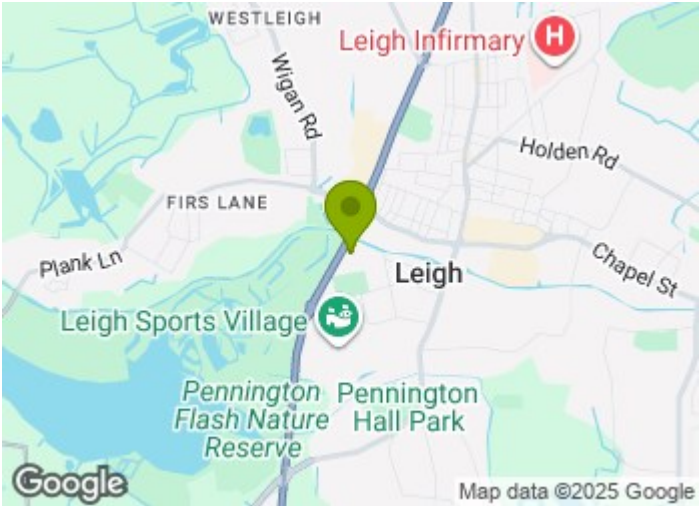
By appointment with the agents as overleaf.

**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.



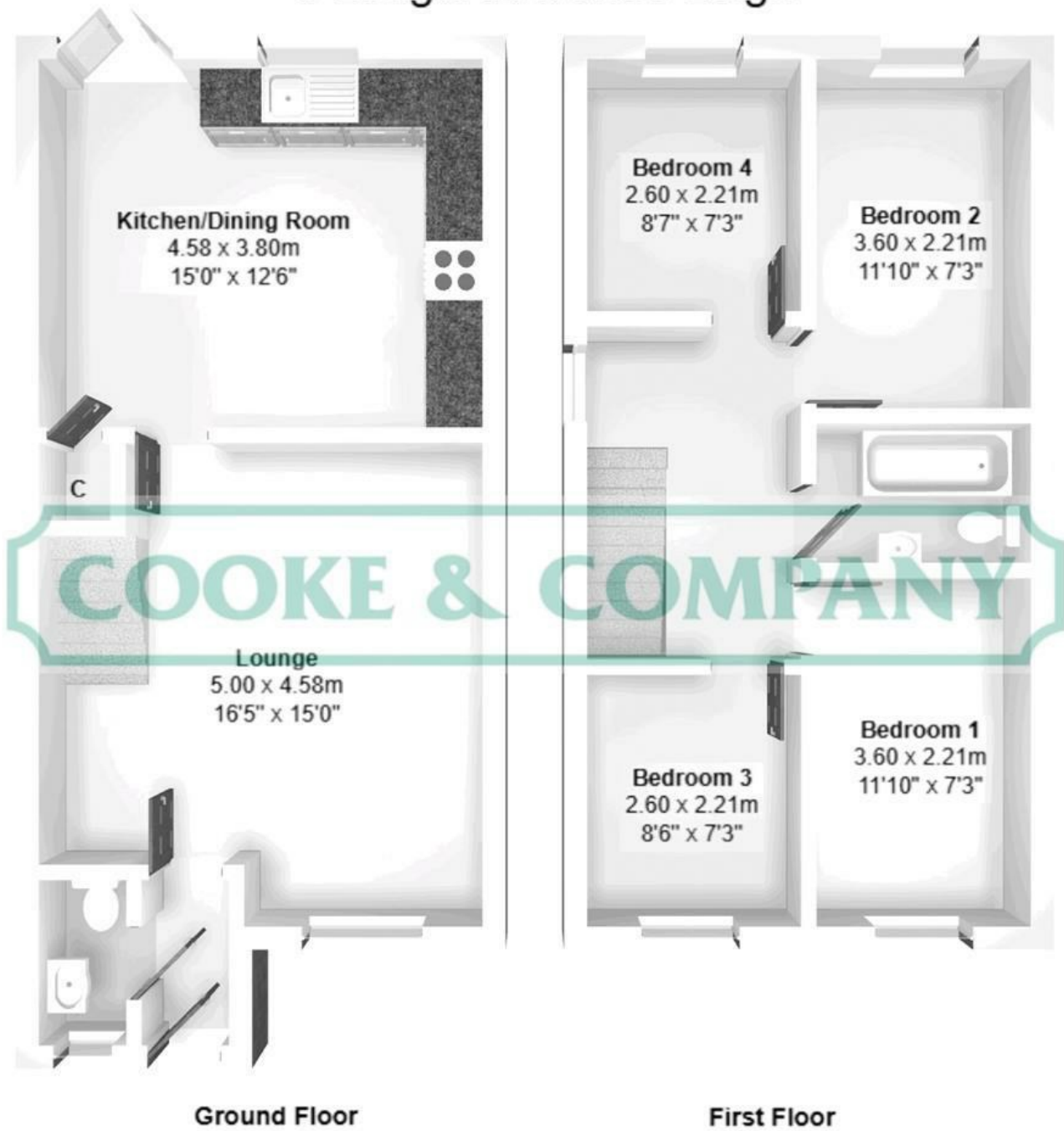
**Directions**  
WN7 4BG





Floor Plan

9 Ledgard Avenue Leigh



Ground Floor

First Floor

Total Area: 84.5 m<sup>2</sup> ... 910 ft<sup>2</sup>

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	