

# 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



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**

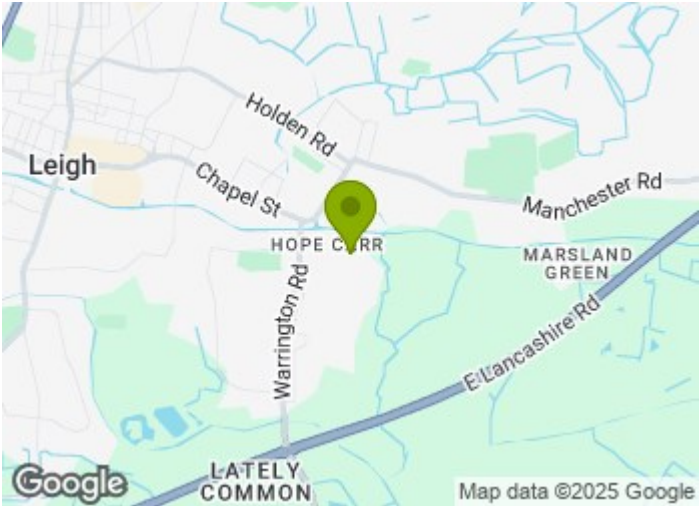
Council Tax Band A

**VIEWING**

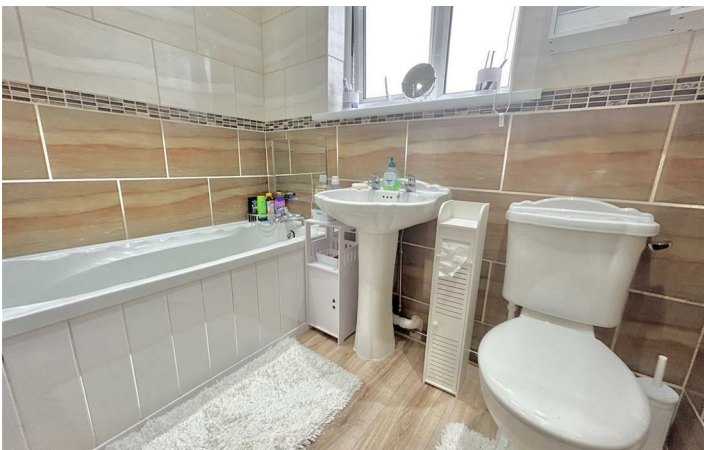
By appointment with the agents as overleaf.

**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



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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
Tel: 01942 603000 Email: [info@cookeandcompany.co.uk](mailto:info@cookeandcompany.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	79
(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