COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Bettison Avenue, Leigh

Situated in a sought after residential area
is this semi detached bungalow
with two bedrooms to include gardens to the front and rear
and a detached garage

Asking Price £225,000

7 Bettison Avenue

Leigh, WN7 3DB

2 1 1 E

In further the accommodation comprises:-

LOUNGE
18'7 (max) x 11'5 (max) (5.49m'2.13m (max) x 3.35m'1.52m (max))
Feature fire and surround. TV Point. Radiator.

KITCHEN/DINING AREA
9'6 (max) x 8'9 (max) (2.74m'1.83m (max) x 2.44m'2.74m (max))
Fitted with base cupboards and wall units. Oven, hob and extractor hood. Sink unit with mixer tap. Plumbing for washing machine. Door to outside.

SHOWER ROOM
Shower cubicle. Vanity built in wash basin with storage. Low level WC

BEDROOM
12'4 (max) x 11'5 (max (3.66m'1.22m (max) x 3.35m'1.52m (max)
Fitted Wardrobes and units, Radiator.

BEDROOM
9'2 (max) x 8'10 (max) (2.74m'0.61m (max) x 2.44m'3.05m (max))

OUTSIDE:

PARKING
The property is approached over an entrance driveway which provides off road parking leading to a detached garage.

GARDENS
The property has gardens to the front and rear. The front garden is low maintenance with established plants and shrubs, whilst the rear garden is mainly laid to lawn.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band C

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

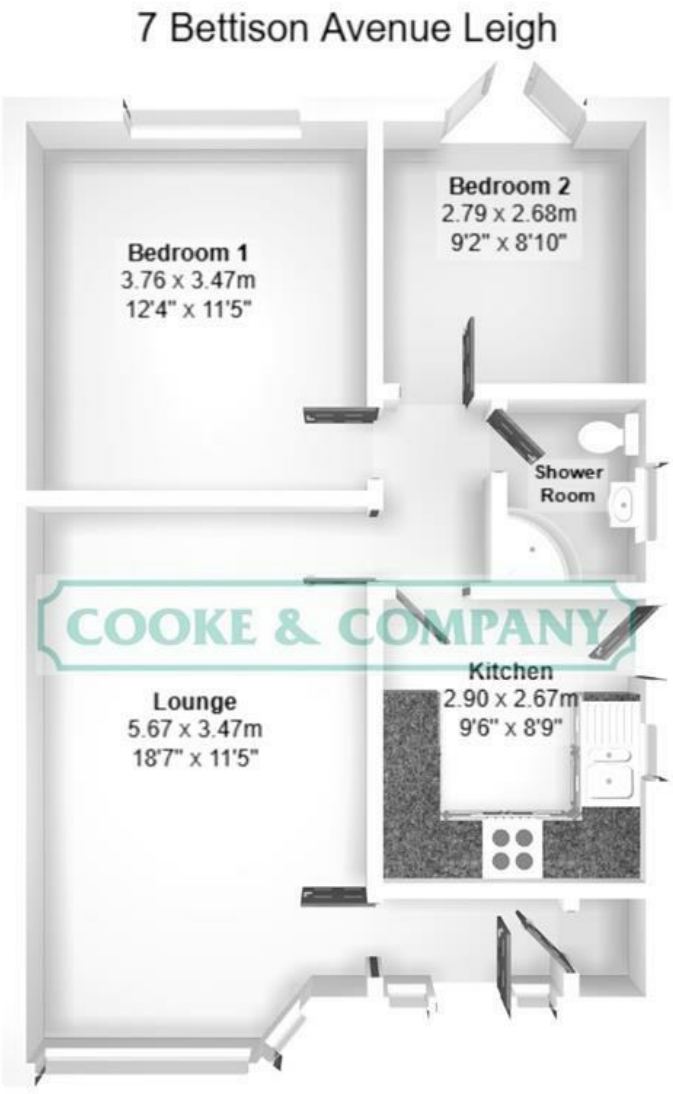
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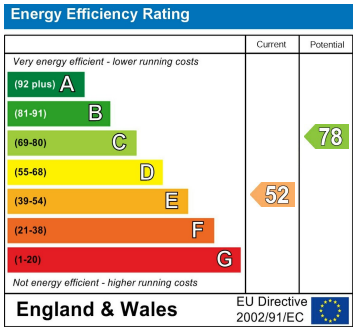
Floor Plan



Total Area: 58.0 m² ... 624 ft²

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.



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