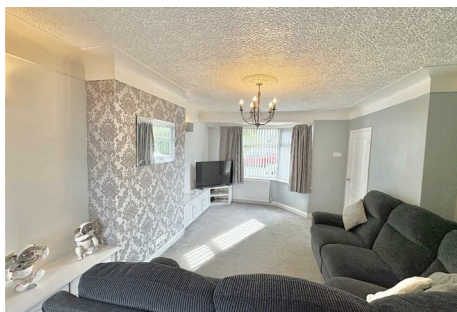
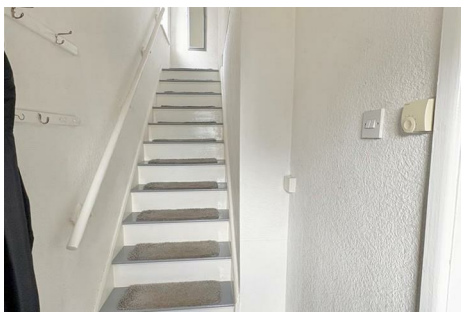


COOKE & COMPANY

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 property leads to a detached garage and the garden to the rear is mainly paved with a covered hot tub

Asking Price £199,950

65 Angus Avenue

Leigh, WN7 5DJ



- VIEWING HIGHLY RECOMMENDED
- HOT TUB INCLUDED
- IDEAL FAMILY HOME

In further detail the property includes: On the ground floor: entrance/hallway, lounge and kitchen/dining room. Whilst on the first floor there are three bedrooms and a family bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR

ENTRANCE/HALLWAY

Radiator

LOUNGE

16'9 (max) x 16'0 (max) (5.11m (max) x 4.88m (max))

TV Point. Radiator.

KITCHEN/DINING ROOM

16'0 (max) x 8'10 (max) (4.88m (max) x 2.69m (max))

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Oven. Gas hob. Extractor hood. Plumbing for washing machine. Radiator. Doors to outside

FIRST FLOOR

LANDING

BEDROOM

14'7 (max) x 9'5 (max) (4.45m (max) x 2.87m (max))

Fitted wardrobes. Radiator

BEDROOM

10'8 (max) x 9'5 (max) (3.25m (max) x 2.87m (max))

Radiator

BEDROOM

8'11 (max) x 6'4 (max) (2.72m (max) x 1.93m (max))

Radiator

BATHROOM

Panelled bath with shower fitment. Pedestal wash basin. Low level WC. Part tiled walls. Radiator.

OUTSIDE

PARKING

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

GARDENS

There is a low maintenance garden to the front of the property. The rear of the property is a

low-maintenance paved courtyard-style garden, offering an ideal space for outdoor entertaining. A covered seating area houses the included hot tub, creating a private retreat to enjoy throughout the year. The garden also features a raised decking patio area, providing an additional versatile space for outdoor dining, seating or entertaining

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.

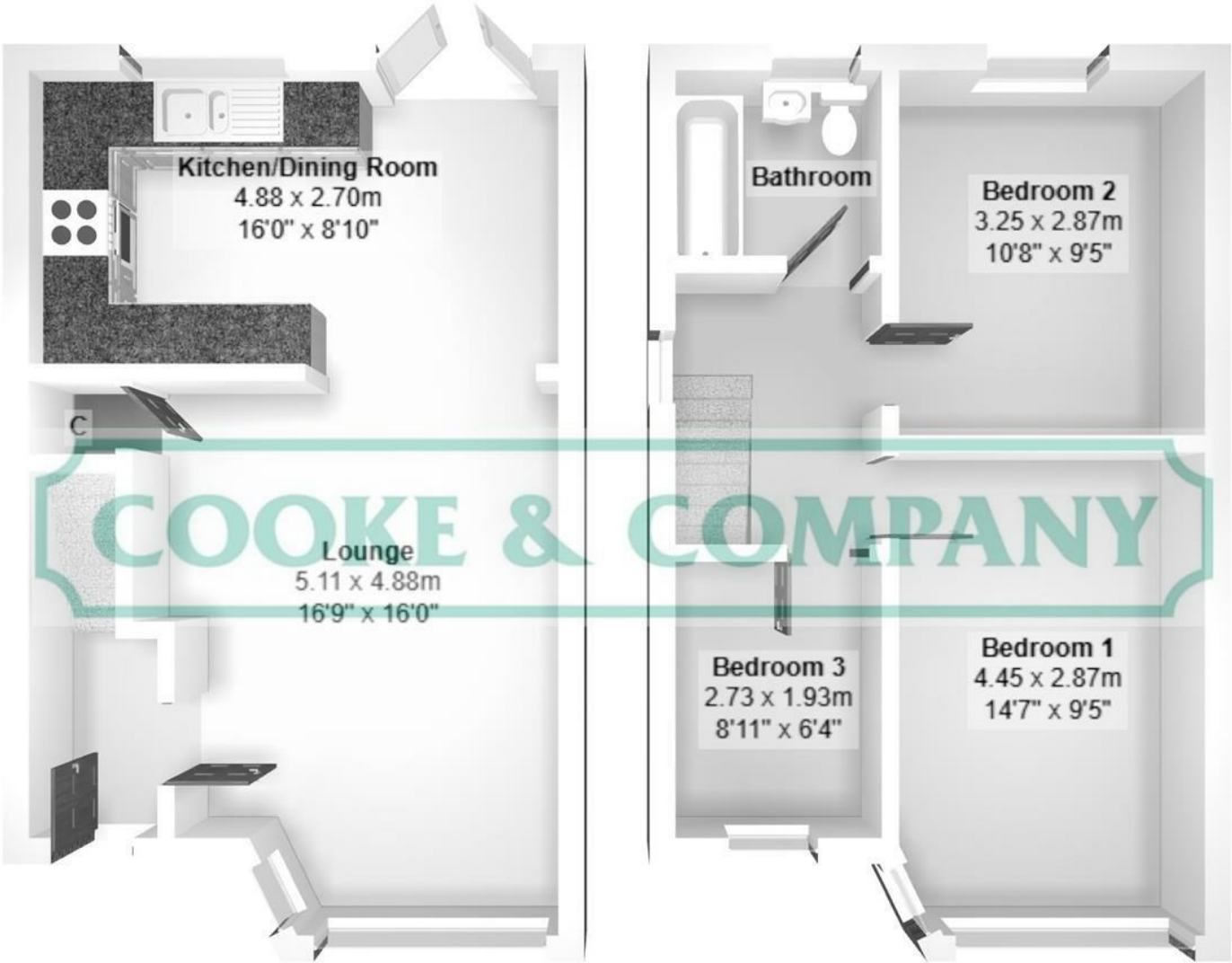


Directions
WN7 5DJ



Floor Plan

65 Angus Avenue, Leigh



Ground Floor

First Floor

Total Area: 73.8 m² ... 794 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	