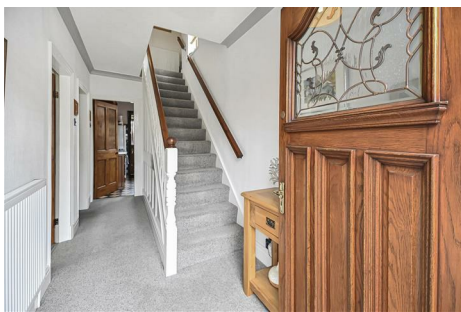


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Breaston Avenue, Leigh

Situated in a popular and sought after location is this very attractive three-bedroom semi-detached family home offering well presented accommodation throughout to include gardens to the front and rear, driveway and detached garage and with convenient access to town centre and major transport routes via the A580 East Lancashire Road

Asking Price £265,000

6 Breaston Avenue

Leigh, WN7 3DJ



- SITUATED IN A POPULAR AND SOUGHT AFTER LOCATION

- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises :

GROUND FLOOR :

ENTRANCE HALL

Radiator.

DINING ROOM

13'6 (max) x 12'3 (max) (3.96m'1.83m (max) x 3.66m'0.91m (max))

13'6 (max) x 12'3 (max) Feature fireplace.

Radiator. Bay window.

LOUNGE

13'3 (max) x 12'1 (max) (3.96m'0.91m (max) x 3.66m'0.30m (max))

Attractive fireplace. Radiator. TV point. Double doors to rear garden.

KITCHEN

8'4 (max) x 6'11 (max) (2.44m'1.22m (max) x 1.83m'3.35m (max))

Fitted with base cupboard and wall units. Belfast Sink. Oven, hob and extractor hood. Plumbing for dishwasher and washing machine. Stable style door to outside.

FIRST FLOOR :

LANDING

BEDROOM

13'5 (max) x 12'2 (max) (3.96m'1.52m (max) x 3.66m'0.61m (max))

Built in cupboards/storage. Radiator.

BEDROOM

10'4 (max) x 10'3 (max) (3.05m'1.22m (max) x 3.05m'0.91m (max))

Radiator.

BEDROOM

8'0 (max) x 7'10 (max) (2.44m'0.00m (max) x 2.13m'3.05m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment and shower screen. Pedestal wash hand basin. Low level WC. Fully tiled walls and ceramic tiled floor. Radiator.

OUTSIDE :

GARDENS

The front garden is mainly laid to lawn with raised flower beds. To the rear the garden is mainly laid to lawn with raised flower beds, plants and shrubs. In addition, there is a paved patio area perfect for outdoor entertaining.

PARKING

The property has a block paved driveway providing off road parking and a detached garage approached from the side.

TENURE :

Leasehold

COUNCIL TAX

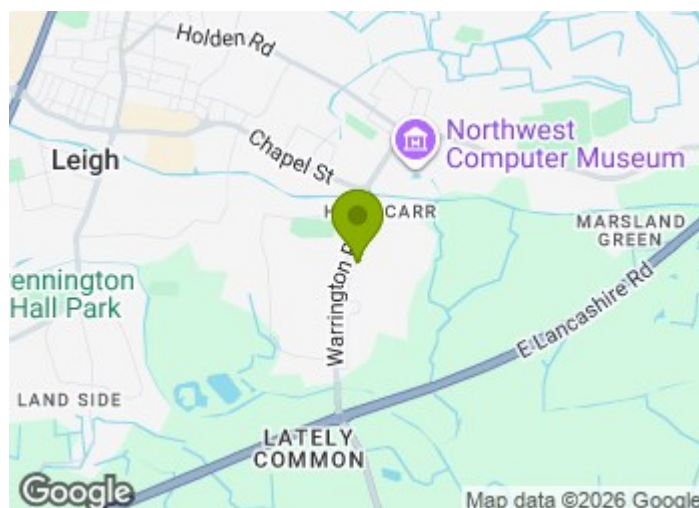
Council Tax Band C

VIEWING :

By appointment with the agent as overleaf.

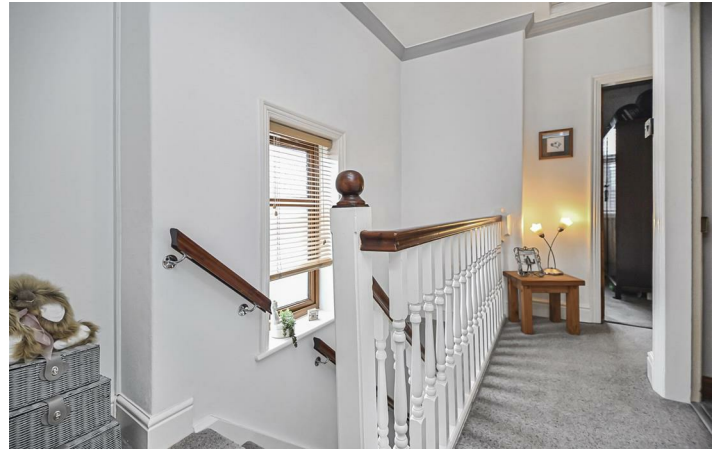
PLEASE NOTE

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.



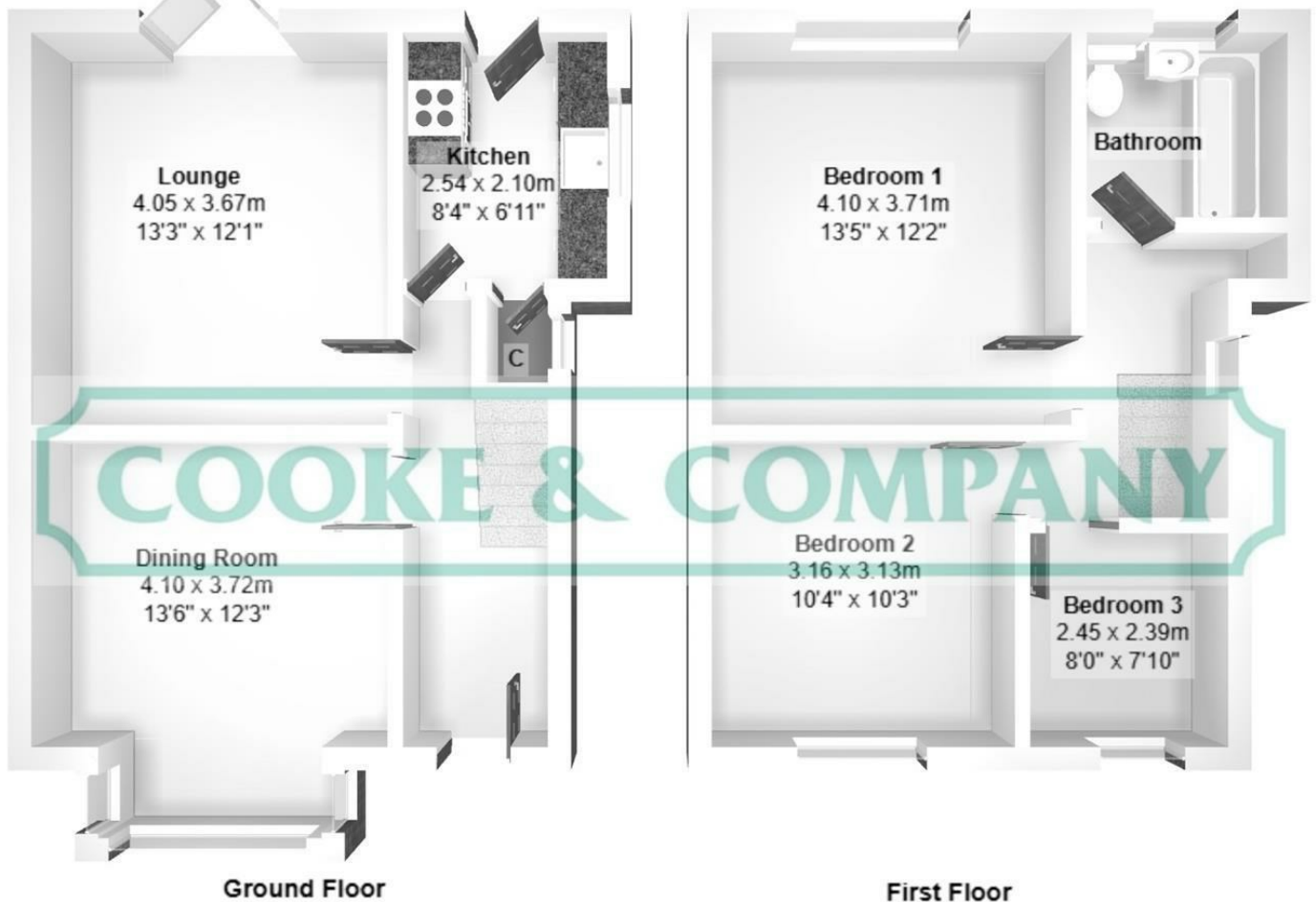
Directions

WN7 3DJ



Floor Plan

6 Breaston Avenue, Leigh



Total Area: 83.7 m² ... 901 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 firm's 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			
(55-68) D		59	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	