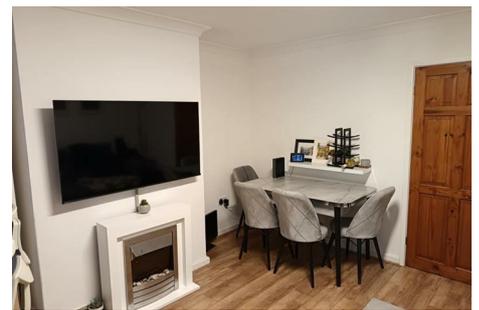
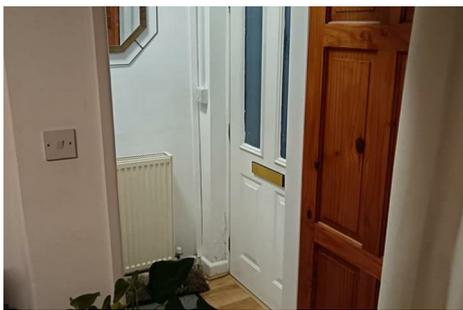


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Melrose Avenue, Leigh

Situated in an established residential area is this well presented semi detached property with two bedrooms to include off road parking to the front, detached garage accessed at the rear and a private rear garden offering an ideal first home

Asking Price £154,950

3 Melrose Avenue

Leigh, WN7 5PQ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

LOUNGE

13'5 (max) x 12'4 (max) (3.96m'1.52m (max) x 3.66m'1.22m (max))

TV Point. Radiator. Gas fire and surround.

KITCHEN

12'4 (max) x 9'6 (max) (3.66m'1.22m (max) x 2.74m'1.83m (max))

Fitted with base cupboards and wall units. Inset Sink. Gas cooker point. Plumbing for washing machine. Under stairs storage cupboard. Radiator.

CLOAKROOM/WC

Low level WC. Built in vanity wash basin with storage. Heated towel rail Part tiled walls.

FIRST FLOOR

LANDING

BEDROOM

16'0 (max) x 11'1 (max) (4.88m'0.00m (max) x 3.35m'0.30m (max))

Radiator.TV point

BEDROOM

Radiator

BATHROOM

Shower cubicle. Pedestal wash basin. Low level WC. Radiator. Built in vanity wash basin with storage

OUTSIDE:

PARKING

The property has off road parking at the front and a detached garage accessed from the rear.

GARDENS

Private rear garden mainly laid to lawn with established trees, plants and shrubs.

TENURE

Freehold

COUNCIL TAX

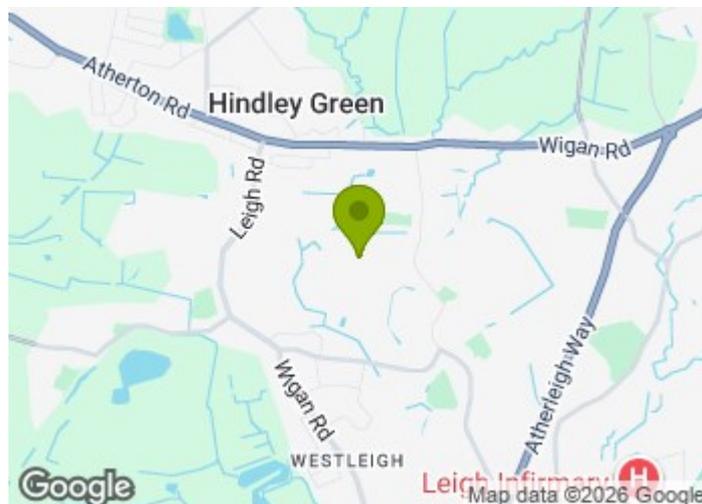
Council Tax Band A

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

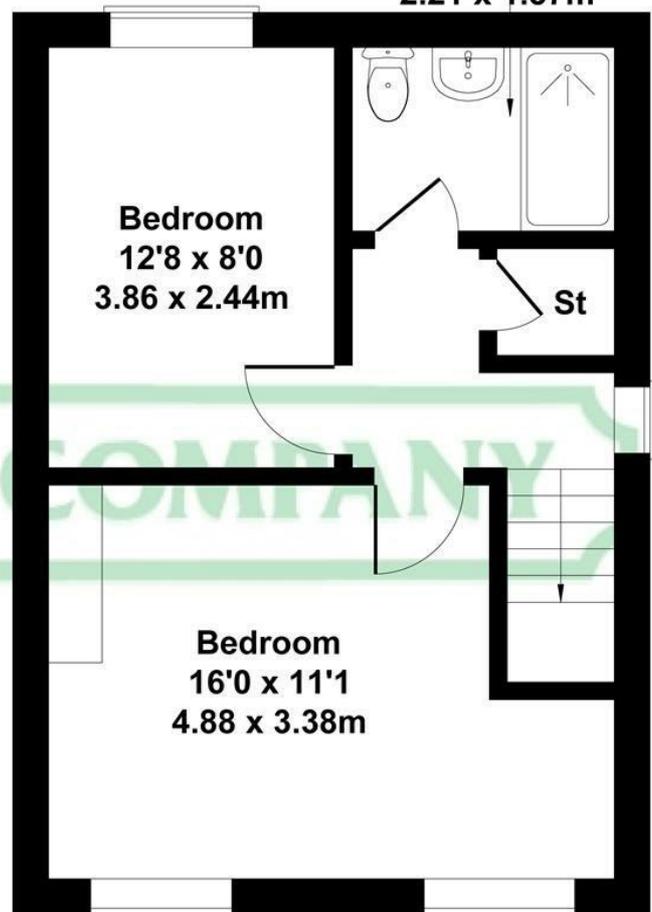
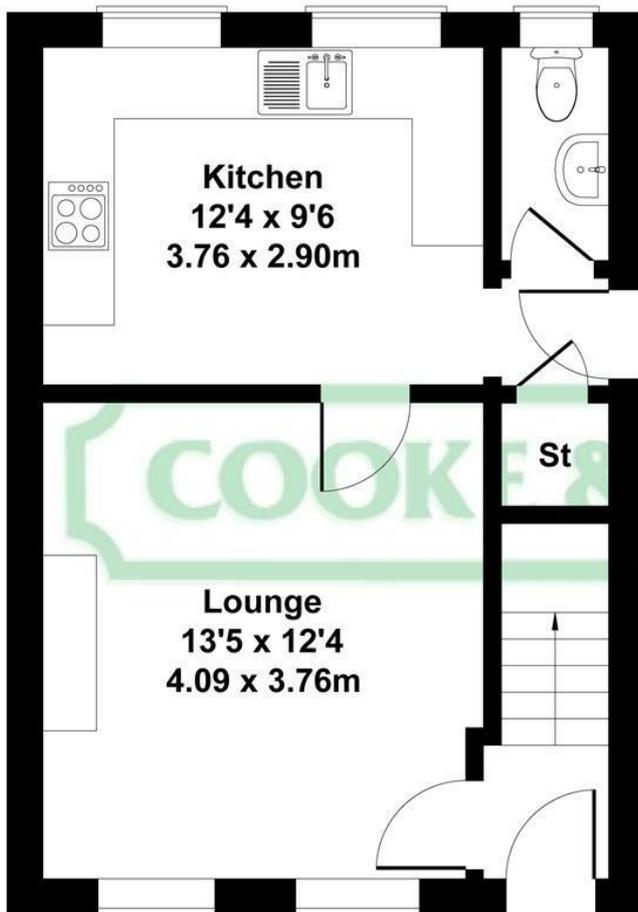
WN7 5PQ



Floor Plan

Approximate Gross Internal Area
742 sq ft - 69 sq m

Shower Room
7'3 x 5'2
2.21 x 1.57m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative 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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	