

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lawson Avenue, Leigh

Situated in a very popular and well established residential area is this attractive and well presented throughout three bedroom semi detached family home offering excellent first time living accommodation over two floors to include off road parking to the front, garage and gardens to the front and rear

Asking Price £179,995

28 Lawson Avenue

Leigh, WN7 5NP



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE PORCH

LOUNGE

15'7 (max) x 14'6 (max) (4.57m'2.13m (max) x 4.27m'1.83m (max))

Tv point. Wooden flooring. Attractive fireplace with surround. Radiator.

DINING KITCHEN

14'6 (max) x 9'7 (max) (4.27m'1.83m (max) x 2.74m'2.13m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Wooden flooring. Gas hob and built in oven. Patio doors to rear gardens/patio.

FIRST FLOOR:

LANDING

BEDROOM

14'3 (max) x 8'3 (max) (4.27m'0.91m (max) x 2.44m'0.91m (max))

Fitted wardrobes. Radiator.

BEDROOM

11'4 (max) x 8'3 (max) (3.35m'1.22m (max) x 2.44m'0.91m (max))

Radiator.

BEDROOM

8'2 (max) x 5'9 (max) (2.44m'0.61m (max) x 1.52m'2.74m (max))

Radiator.

BATHROOM

Attractive suite. Walk in shower. Vanity wash hand basin with storage. Low level Wc. Fully tiled walls and flooring. Heated towel rail.

OUTSIDE:

GARAGE

The property is approached over an entrance driveway which provides off road parking to the

front leading to the detached garage in the garden

GARDENS

The gardens are to the front and rear of good size and mainly paved with stoned areas for easy maintenance.

TENURE

Leasehold £10.00pa

VIEWING

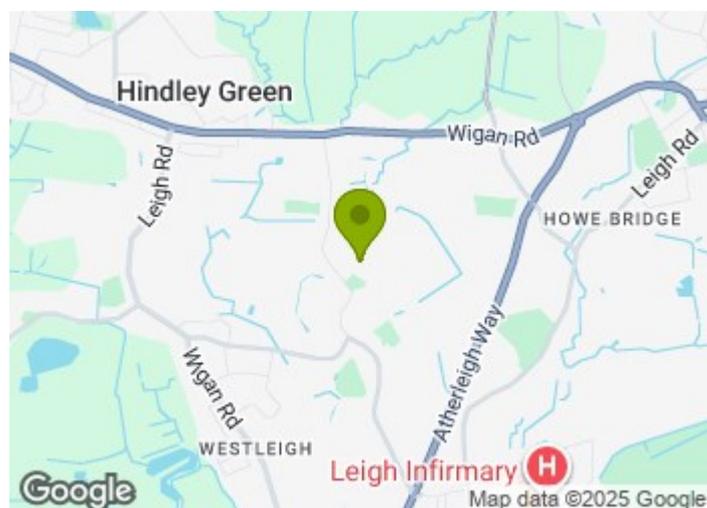
By appointment with the agents as overleaf.

COUNCIL TAX BAND

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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

Sat nav ref; WN7 5NP





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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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