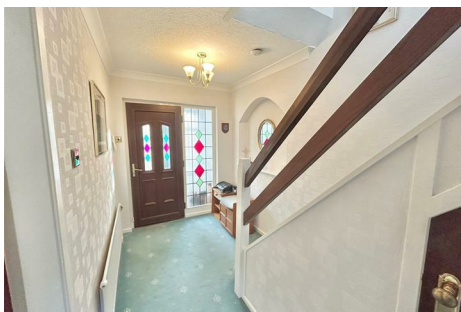


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hayman Avenue, Leigh

Situated in a highly regarded and much sought after location is this extremely well presented three bedroom semi detached family home offering attractive accommodation throughout to include ample off road parking to the front, integral garage and lovely rear garden all within walking distance of Pennington Hall Park

Asking Price £310,000

8 Hayman Avenue

Leigh, WN7 3UF



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE PORCH:

ENTRANCE HALL

Stairs to first floor. Radiator. Under stairs storage cupboard.

LOUNGE

12'9 (max) x 12'0 (max) (3.66m'2.74m (max) x 3.66m'0.00m (max))
Bay window. Gas fire with Surround. TV Point. Radiator.

DINING ROOM

10'7 (max) x 10'1 (max) (3.05m'2.13m (max) x 3.05m'0.30m (max))
Radiator.

GARDEN ROOM

9'6 (max) x 5'0 (max) (2.74m'1.83m (max) x 1.52m'0.00m (max))
Radiator. Patio doors to rear garden.

KITCHEN

11'9 (max) x 8'7 (max) (3.35m'2.74m (max) x 2.44m'2.13m (max))
Fully fitted with wall units and base cupboards. Sink with tiled mixer tap. Built in oven. Hob and Extractor Hood.
Plumbing for washing machine. Tiled floor.

UTILITY ROOM

SHOWER ROOM

Shower cubicle. Vanity unit hand basin. Low level WC.
Radiator. Fully tiled.

GARAGE

FIRST FLOOR:

LANDING:

BEDROOM

11'10 (max) x 11'1 (max) (3.35m'3.05m (max) x 3.35m'0.30m (max))
Fitted wardrobes. Radiator.

BEDROOM

11'1 (max) x 10'3 (max) (3.35m'0.30m (max) x 3.05m'0.91m (max))
BEDROOM: 11'1 (max) x 10'3 (max) Fitted wardrobes.
Radiator.

BEDROOM

8'2 (max) x 6'4 (max) (2.44m'0.61m (max) x 1.83m'1.22m (max))
Fitted wardrobes. Radiator.

SHOWER ROOM

Shower cubicle. Vanity unit hand basin. Radiator. Fully

WC

Low Level WC

OUTSIDE:

PARKING

The property has an attractive block paved driveway providing off road parking leading to the integral garage.

GARDENS

Garden area to the front laid to lawn. Good size private rear garden with patio area and mostly laid to lawn with raised flower beds.

TENURE

Freehold

COUNCIL TAX

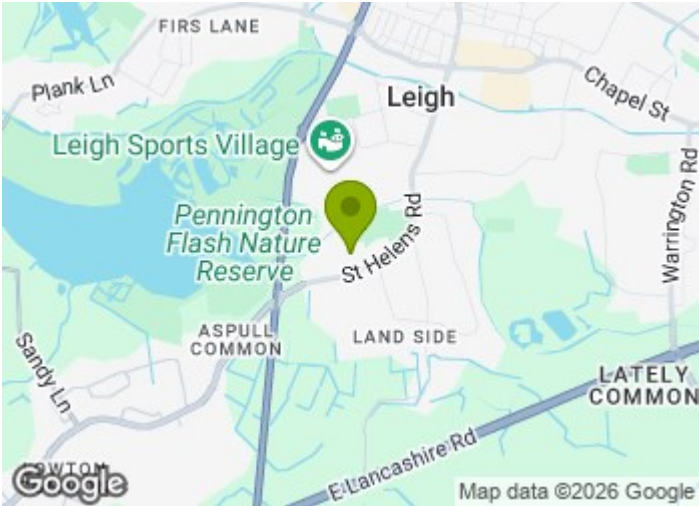
Council Tax Band D

VIEWING

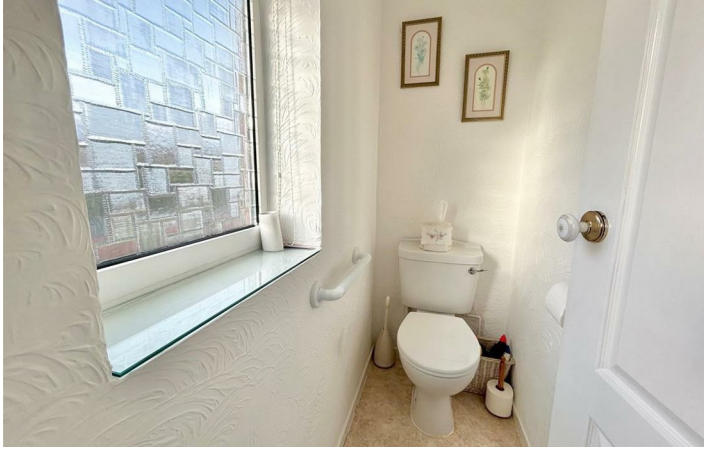
By appointment with the agents as overleaf.

PLEASE NOTE

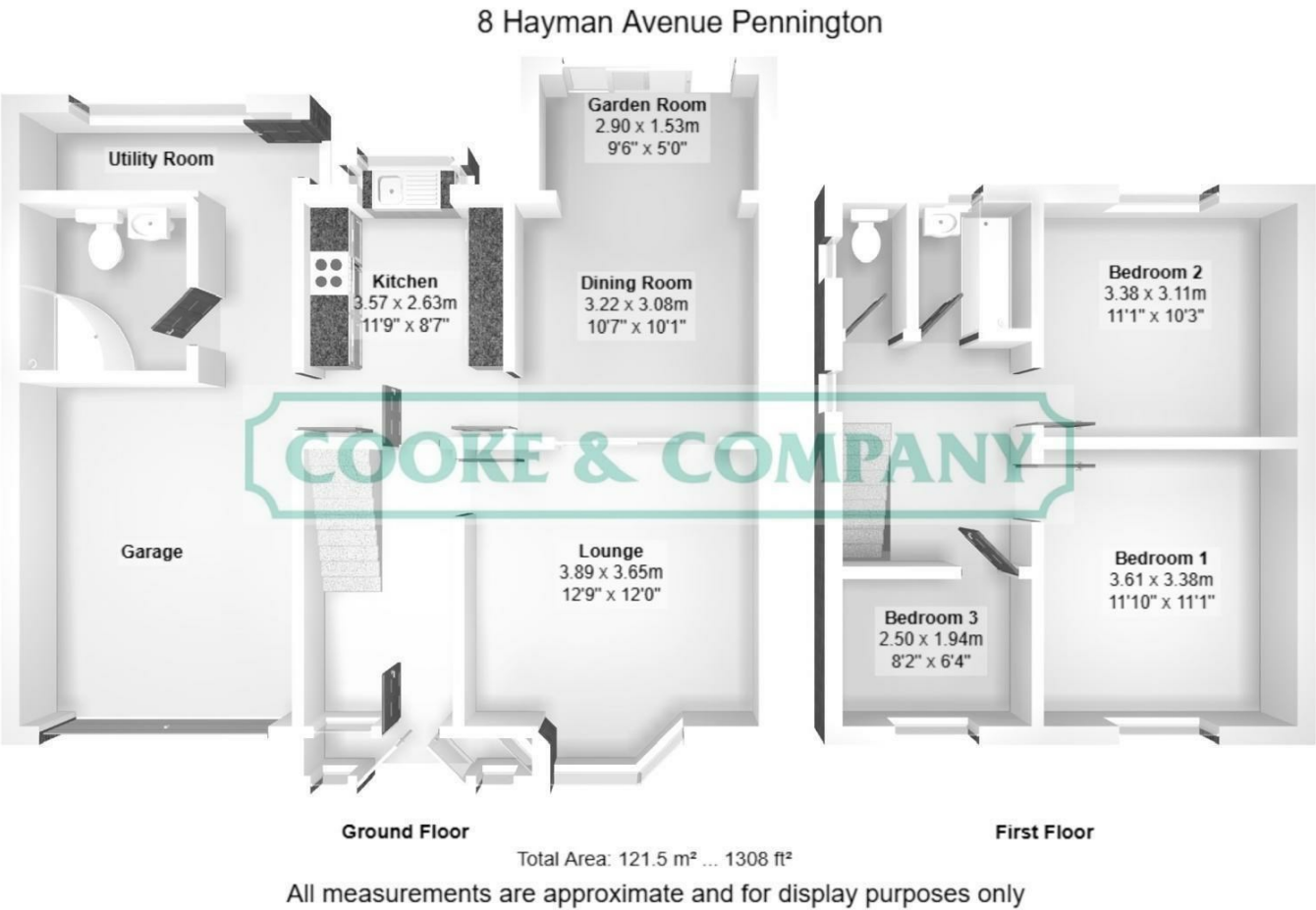
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WN7 3UF



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 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		
(69-80) C		
(55-68) D	59	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC