



Higham  
Estate Agents



## 220 The Avenue

, Leigh, WN7 1JF

**£380,000**

HIGHAM ESTATE AGENTS are thrilled to present a beautiful four-bedroom detached family home for sale. This property boasts generous living space, featuring an open-plan sitting and dining room, along with a conservatory at the rear. It includes four spacious bedrooms, each equipped with fitted wardrobes. Situated in a prime location, it is just a short stroll from Leigh Infirmary, Lilford Park, and the nearby woods, while also offering easy access to Leigh Town Centre and a range of local amenities.

- Four Bedroom Detached
- Beautifully Positioned on The Avenue
- Conservatory to Rear
- Open Plan Sitting Room & Dining Room
- All Bedrooms with Fitted Wardrobes
- Integral Garage & Driveway
- Council Tax Band E
- Freehold

### Viewing

Please contact us on 01942 889080 if you wish to arrange a viewing appointment for this property or require further information.



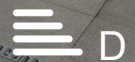
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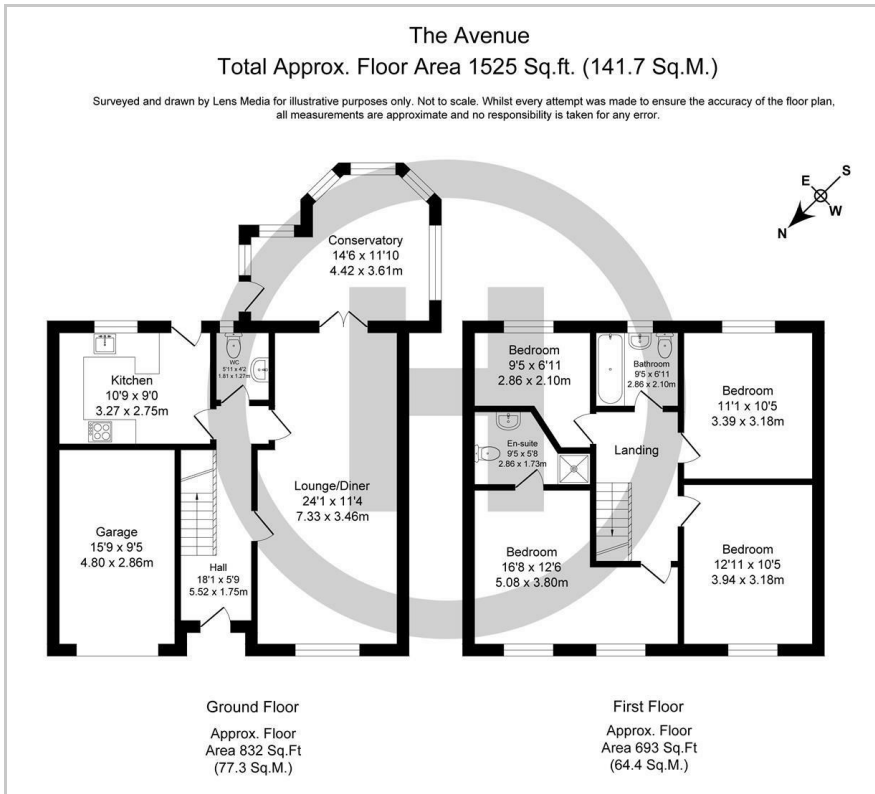


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# Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Property Description

In summary, the property features a welcoming entrance hallway that leads to the upper floor and connects to the living areas. The sitting room, located at the front, boasts a front-facing window and flows effortlessly into the dining room, which runs the full length of the property. The dining room is equipped with patio doors that open into a spacious conservatory, granting access to the rear garden. Across the hallway, you'll find the kitchen, which includes a variety of wall and base units complemented by matching work surfaces and splashback tiles. It also offers space for appliances, a rear-facing window, and a door leading to the rear garden. Additionally, the hallway provides access to a convenient downstairs W.C. with a sink.

On the first floor, the master bedroom is located at the front of the property, featuring a front-facing window and a variety of fitted wardrobes. It also provides access to a modern ensuite shower room, which includes a WC, sink, shower, and a heated chrome towel rail. The second largest bedroom, also positioned at the front with a front-facing window, comes with fully fitted wardrobes. The third bedroom, located at the back with a rear-facing window, is a double size and includes fitted wardrobes as well. The fourth bedroom is spacious and currently set up as a home office, featuring a rear-facing window. Completing the internal layout is a three-piece family bathroom, which includes a WC, sink unit, and bath.

The property presents a serene view from the front, overlooking a tree-lined green. It features a driveway for off-road parking that leads to an integral single garage, complemented by a beautifully kept lawn. At the back, you'll find an impeccably maintained garden, complete with a flagged patio and a lawn area adorned with decorative shrubs and borders.

This freehold property boasts UPVC double glazing, is warmed by gas central heating is connected to all mains services and is of traditional construction. Please note, whilst the property offers driveway parking, on street parking is subject to permit holders.

## Additional Information

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.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Higham Estate Agents.

Money Laundering Regulations - At the time of submitting an offer, purchasers will be asked to produce identification documentation and we would ask for your co-operation to ensure there will be no delay in agreeing and progressing with the sale.



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