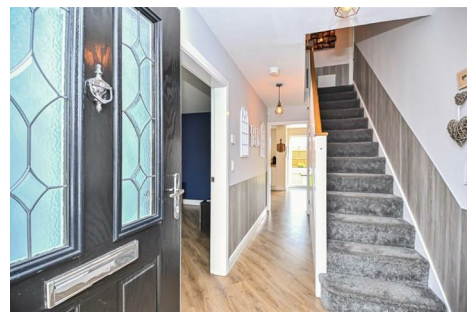


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Thames Aveune, Leigh

A Rare and Immaculate Four Double Bedroom Detached Home in a Prime Cul-de-Sac Setting

Set on a peaceful and prestigious street in the highly sought-after area of Leigh within Pennington, this rarely available four-bedroom detached home combines style, space, and smart design. With four double bedrooms, an upgraded kitchen, a sun-filled low-maintenance garden, and premium modern features such as an EV charging point and under-stair storage, it ticks every box for comfortable family living.

The home offers ample off-road parking, an attached garage with power, and enjoys excellent privacy, particularly to the rear where the landscaped garden soaks up sun throughout the day. The interiors are well-finished, cohesive, and completely ready to move into.

Asking Price £379,950

105 Thames Avenue

Leigh, WN7 3PE



In further the accommodation comprises:-

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Property Highlights

- Four true double bedrooms – a rare configuration in this area
- Contemporary, turn-key interiors with high-quality finishes throughout
- LVT flooring throughout the downstairs – hardwearing and easy to maintain
- Sun-trap rear garden, landscaped with artificial turf and large patio for low maintenance
- Attached garage with mains power and a professionally installed EV charging point
- Modern kitchen with integrated appliances and dedicated utility space
- Under-stair storage drawers in the hallway, maximising space usage
- Combi boiler central heating system
- Outside tap and power sockets in the rear garden for added convenience
- Loft space is partially boarded, providing valuable additional storage

Floor Plan Summary

Ground Floor:

- Entrance Hall: Spacious and bright with clever under-stair built-in storage drawers. LVT flooring throughout.
- Lounge (4.50m x 3.00m): Stylish media wall, wooden flooring, radiator.
- Dining Room (3.45m x 2.60m): French doors, wood flooring, TV point, radiator.
- Kitchen (3.45m x 2.95m): Integrated hob, oven, grill, dishwasher. Includes ceiling spotlights for a modern finish.
- Utility Room (2.35m x 1.80m): Includes a sink unit, storage, and houses the washing machine and dryer.
- Downstairs WC: Wash basin and radiator.
- First Floor:
 - Landing: Central access to all rooms.
 - Bedroom One (4.25m x 3.85m): Principal room with en-suite.
 - En-Suite: Walk-in shower, WC, wash basin, heated towel rail. Finished with sleek ceiling spotlights.
 - Bedroom Two (4.27m x 2.75m): Double with radiator and TV point.
 - Bedroom Three (3.76m x 2.80m): Double with radiator.
 - Bedroom Four (2.85m x 2.80m): Double room, ideal for guests or home office.
 - Family Bathroom: Bath, walk-in shower, WC, wash basin, heated towel rail. Enhanced by contemporary ceiling spotlights.
- Outside Space
 - Rear Garden: Artificial grass, large patio, private with minimal overlooking.
 - Outside tap and electrical sockets fitted for convenience in the back garden.
 - Front Garden & Driveway: Smart frontage, ample off-road parking.
 - Attached Garage (5.15m x 2.75m): Mains power, ideal for storage or workshop.
 - Electric Vehicle Charging Point: Installed at the front.

Location & Lifestyle

- Shops & Amenities: Close to Loom and Parsonage Retail Parks
- Leisure & Outdoors: Near Pennington Flash, Leigh Sports Village, local clubs
- Commuter Access: Easy links to Manchester, Liverpool, Salford Quays, MediaCity
- Entertainment & Shopping: Haydock Racecourse, Trafford Centre, football stadiums

Tenure: Freehold
Council Tax Band: E

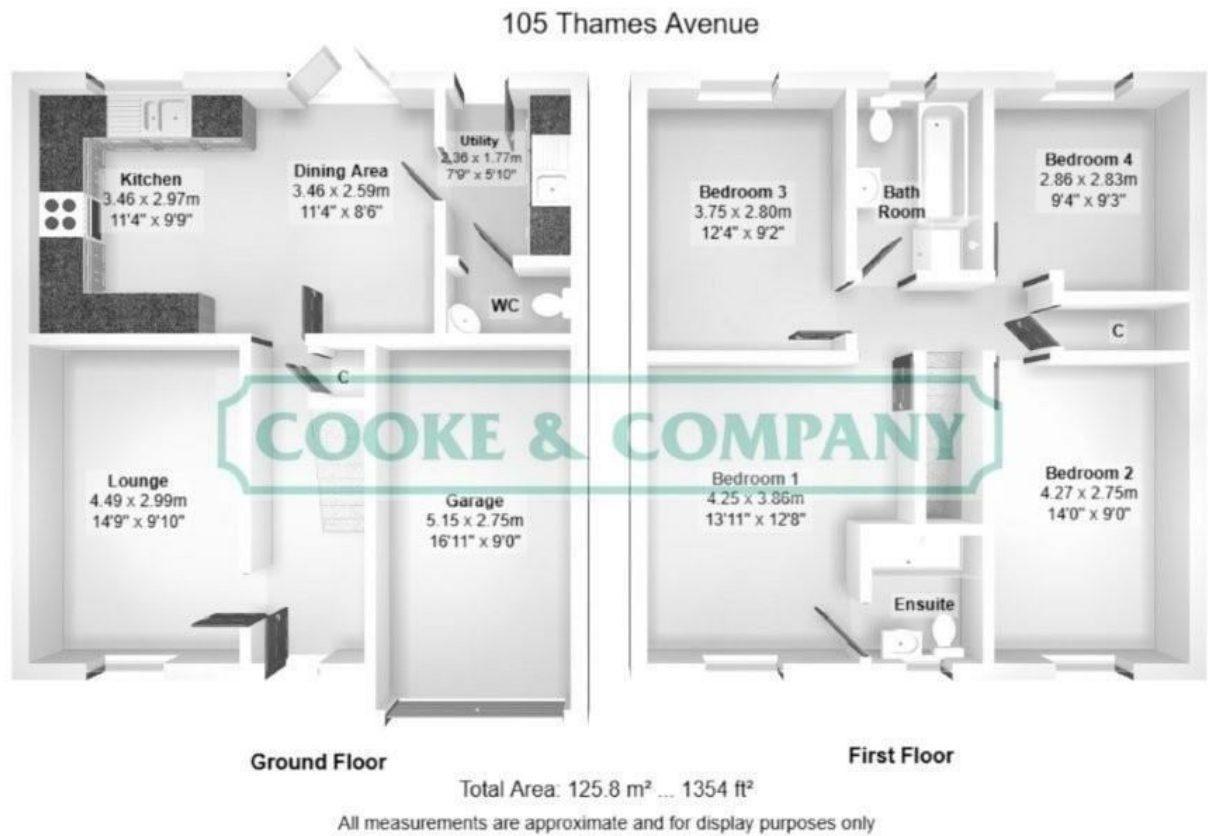
Viewings strictly by appointment
An exceptional opportunity to acquire a spacious, high-spec family home in one of Leigh's most desirable pockets. Early viewing is strongly recommended.



Directions
WN7 3PE



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.

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		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC