

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Northolt Avenue, Leigh

Situated in a quiet cul de sac position and in a popular residential location is this well-presented semi-detached bungalow with two bedrooms offering comfortable single level living throughout to include off road parking and a detached garage with gardens to the front and rear

Asking Price £249,950

10 Northolt Avenue

Leigh, WN7 1TY



- SITUATED IN A QUIET CUL DE SAC POSITION • VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

52'5"32'9" (max) x 36'1"22'11" (max) (16'10 (max) x 11'7 (max))
Bay window. TV point. Radiator. Electric fire. Wooden flooring.

KITCHEN

9'1 (max) 8'10 (max) (2.77m (max) 2.69m (max))
Fitted with base cupboards and wall units. Work surfaces. Extractor hood. Inset sink with mixer tap. Plumbing for washing machine. Part tiled walls. Door to rear of property.

BATHROOM

Bath with overhead shower fitment. Glass

shower screen. Built in vanity wash hand basin with storage. Low level WC. Heated towel rail.

BEDROOM

12'0 (max) x 11'7 (max) (3.66m (max) x 3.53m (max))
Radiator

BEDROOM

9'0 (max) x 8'9 (max) (2.74m (max) x 2.67m (max))
Radiator. Patio doors to rear

OUTSIDE:

The property is approached via a driveway which provides ample off road parking, The front garden is low maintenance with raised flower beds. The private rear garden is mainly laid to lawn with extensive trees, plants and shrubs. There is a small paved patio area.

TENURE

Leasehold

COUNCIL TAX

Wigan Council Tax Band C

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.

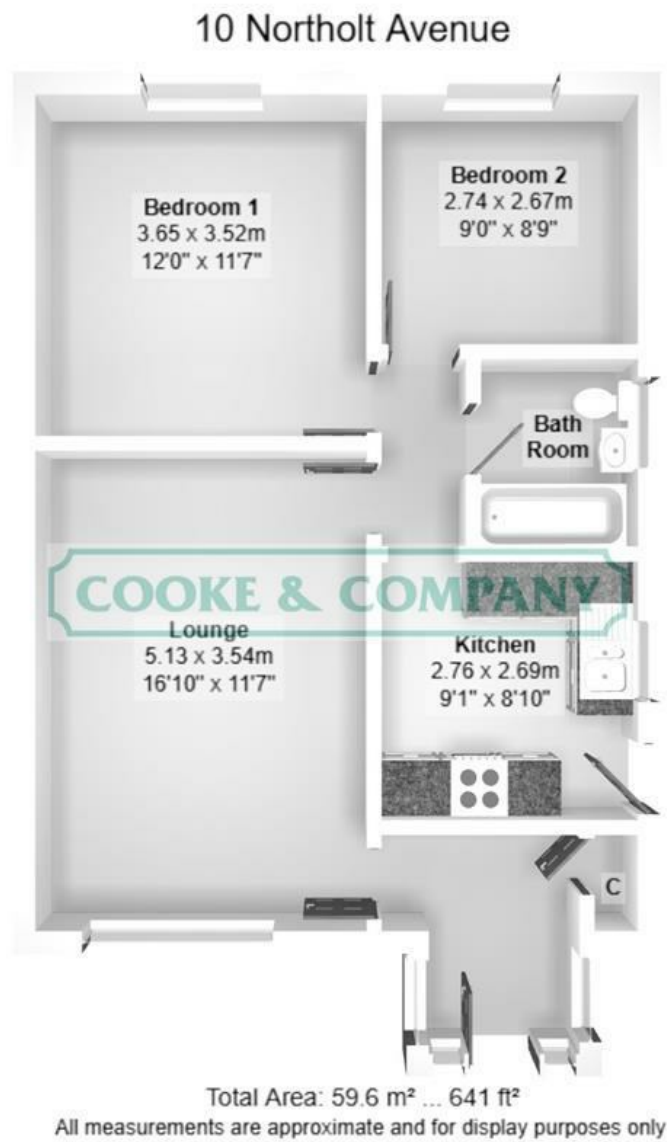


Directions

WN7 1TY



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		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC