

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Bettison Avenue, Leigh

Situated in a sought after residential area is this semi detached bungalow with two bedrooms to include gardens to the front and rear and a detached garage

**Asking Price £234,950**

# 7 Bettison Avenue

Leigh, WN7 3DB



In further the accommodation comprises:-

## LOUNGE

18'7 (max) x 11'5 (max) (5.49m'2.13m (max) x 3.35m'1.52m (max) )

Feature fire and surround. TV Point. Radiator.

## KITCHEN/DINING AREA

9'6 (max) x 8'9 (max) (2.74m'1.83m (max) x 2.44m'2.74m (max) )

Fitted with base cupboards and wall units. Oven, hob and extractor hood. Sink unit with mixer tap. Plumbing for washing machine. Door to outside.

## SHOWER ROOM

Shower cubicle. Vanity built in wash basin with storage. Low level WC

## BEDROOM

12'4 (max) x 11'5 (max) (3.66m'1.22m (max) x 3.35m'1.52m (max) )

Fitted Wardrobes and units, Radiator.

## BEDROOM

9'2 (max) x 8'10 (max) (2.74m'0.61m (max) x 2.44m'3.05m (max) )

## OUTSIDE:

## PARKING

The property is approached over an entrance driveway which provides off road parking leading to a detached garage.

## GARDENS

The property has gardens to the front and rear. The front garden is low maintenance with established plants and shrubs, whilst the rear garden is mainly laid to lawn.

## TENURE

Leasehold

## COUNCIL TAX

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.



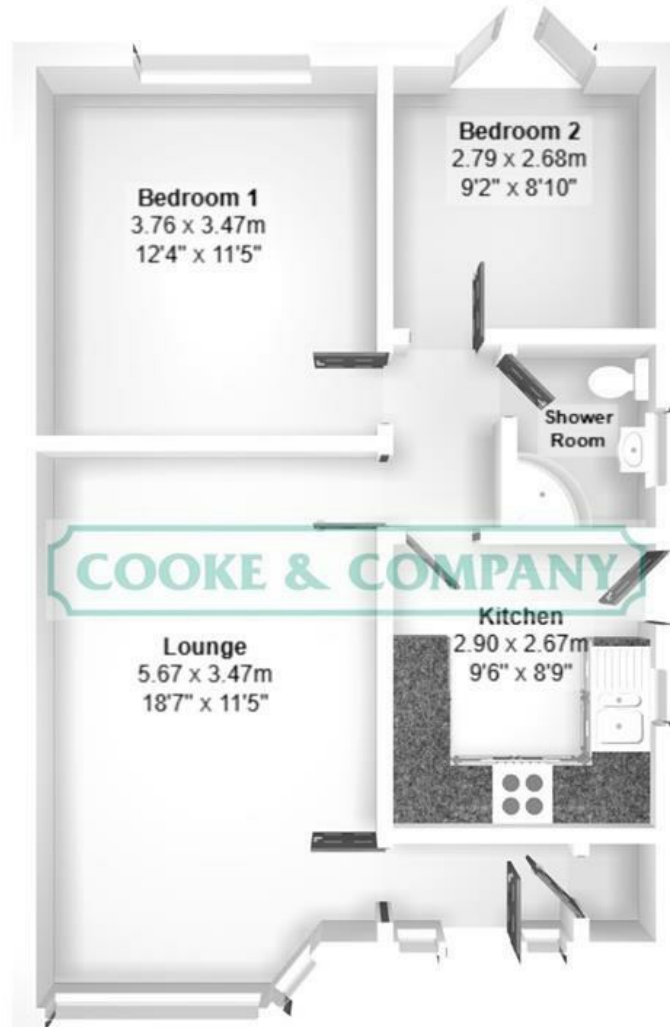
## Directions

WN7 3DB



## Floor Plan

### 7 Bettison Avenue Leigh



Total Area: 58.0 m<sup>2</sup> ... 624 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	