COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Westbourne Avenue, Leigh

Situated in a
very popular and well established
location within walking distance to town
is this garden fronted two-bedroom mid terraced
home offering well-presented living accommodation over two
floors to include off road parking and a
courtyard style area to the rear

(BOILER ONLY 12MTHS OLD/GAS AND ELECTRIC CERTS AVILABLE)

Asking Price £150,000

3 Westbourne Avenue

Leigh, WN7 5QR

2 1 1 C

- IDEAL HOME FOR A FIRST TIME BUYER
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes: Entrance hall, lounge and dining kitchen,. Whilst on the first floor there are two bedrooms and a family bathroom/WC. The property is heated by gas central heating and benefits double glazing.

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

15'6 (max) x 13'5 (max) (4.72m (max) x 4.09m (max))
Bay window. TV point. Radiator.

DINING KITCHEN

16'4 (max) x 10'3 (max) (4.98m (max) x 3.12m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven, hob and extractor. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

13'3 (max) x 11'5 (max) (4.04m (max) x 3.48m (max))

BEDROOM

13'5 (max) x 8'5 (max) (4.09m (max) x 2.57m (max))

BATHROOM

7'4 (max) x 5'3 (max) (2.24m (max) x 1.60m (max))
Panelled bath with overhead shower fitment. Shower screen Vanity hand wash basin with storage. Low level WC. Heated towel rail. Tiled walls.

OUTSIDE:

The property is garden fronted offering off road parking. To the rear is an enclosed courtyard style area.

TENURE

Freehold

VIEWING

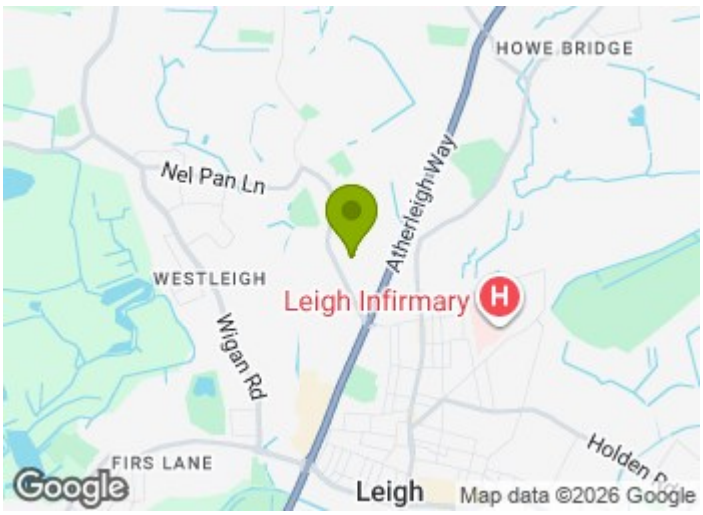
By appointment with the agent as overleaf.

COUNCIL TAX

Council Tax Band A

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 5QR



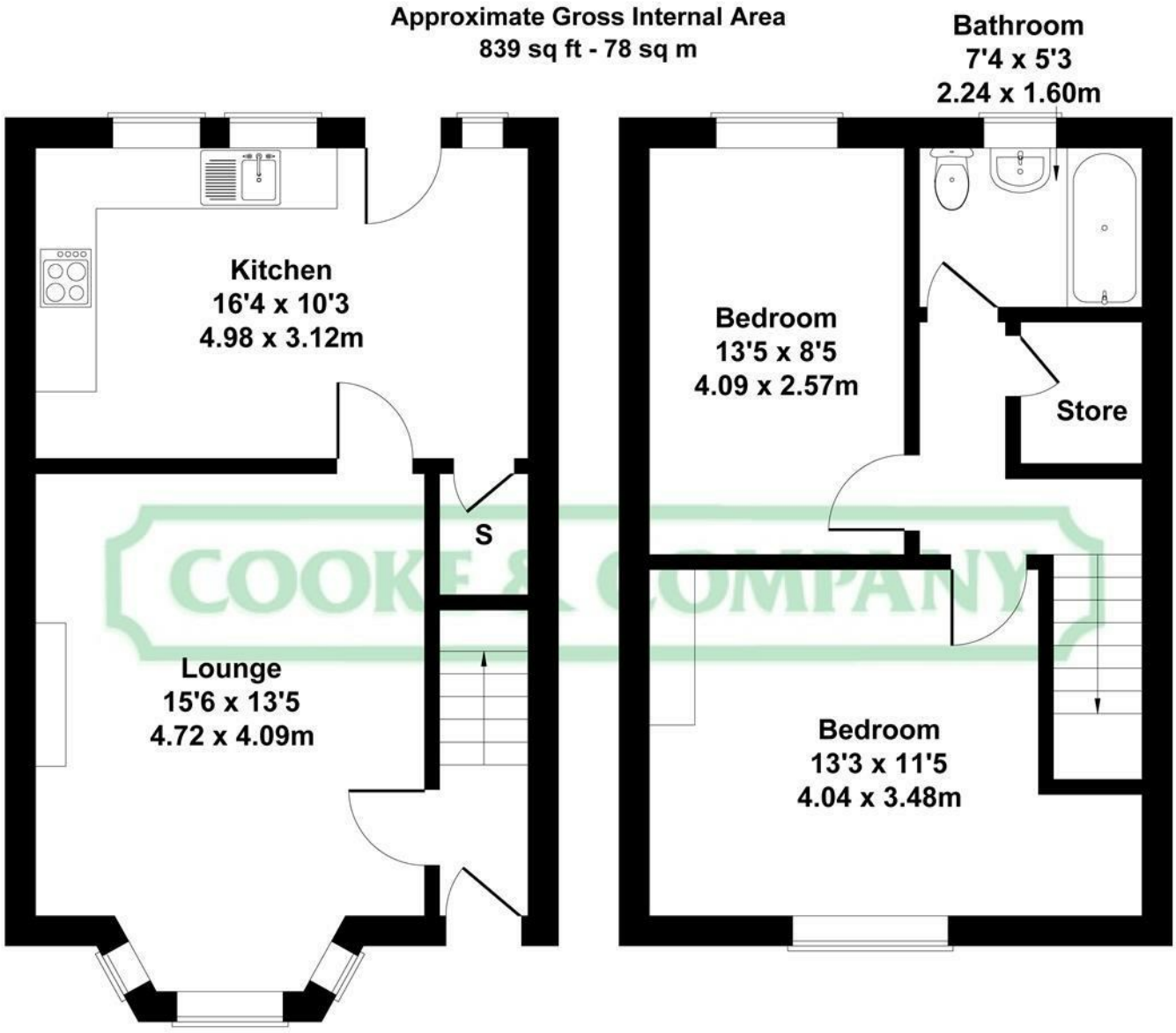








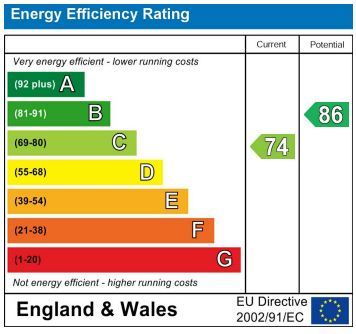
Floor Plan



Not to Scale. Produced by The Plan Portal 2026

For Illustrative 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 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