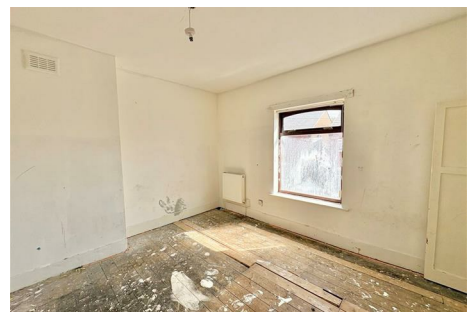


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



West Avenue, Leigh

Situated in a popular residential location with excellent access to the town centre and the East Lancashire Road is this FREEHOLD two bedroom, mid terrace property offering spacious living accommodation throughout.

NO ONWARD CHAIN

Asking Price £120,000

4 West Avenue

Leigh, WN7 3BQ



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALLWAY

Stairs leading to first floor. Door leading to Lounge.

LOUNGE

14'1(max) x 12'6(max) (4.29m(max) x 3.81m(max))

Bay window. tv point. radiator. metre cupboard.

KITCHEN

13'0(max) x 10'4(max) (3.96m(max) x 3.15m(max))

Fitted with wall and base units. Built in oven and hob with extractor over. Sink unit. Plumbing for washing machine. Boiler. Radiator. Storage cupboard. Door to rear.

DOWNSTAIRS W.C.

Low level w.c. Hand wash basin

FIRST FLOOR

LANDING

BEDROOM

12'9(max) x 11'1(max) (3.89m(max) x 3.38m(max))

Built in wardrobes. radiator.

BEDROOM

13'8(max) x 8'11 (4.17m(max) x 2.72m) Radiator.

BATHROOM

Panelled bath. Pedestal wash basin. Low level WC. Radiator. Part tiled walls.

OUTSIDE

The property is garden fronted with an enclosed area to the rear.

TENURE

Freehold

COUNCIL TAX

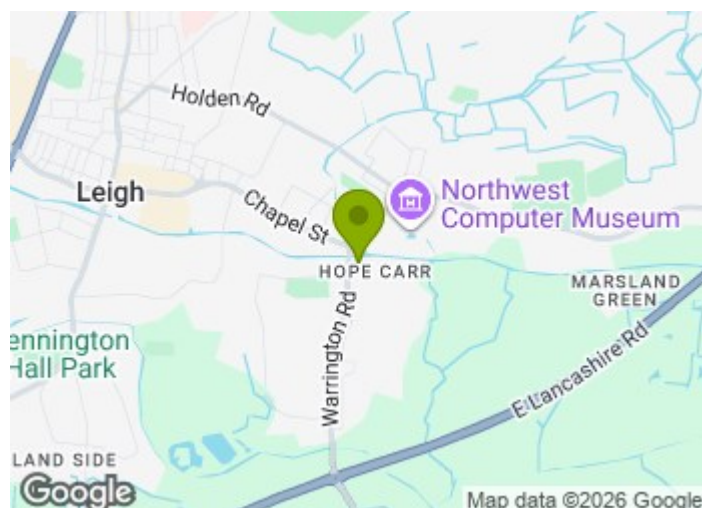
Wigan Council Tax Band A

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.



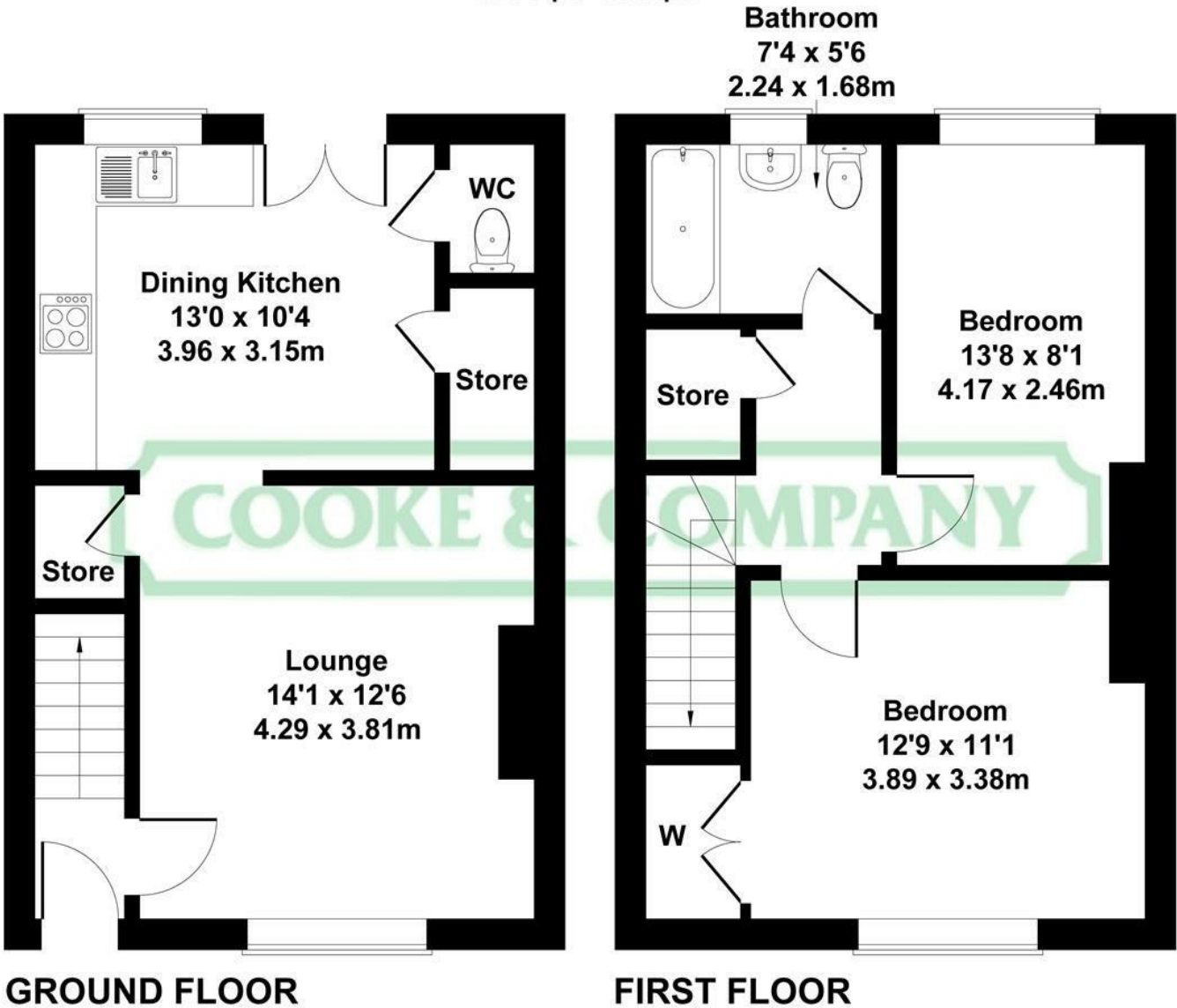
Directions

Sat Nav WN7 3BQ



Floor Plan

Approximate Gross Internal Area
818 sq ft - 76 sq m



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.

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Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(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	