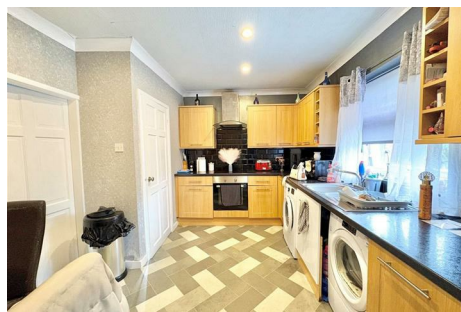
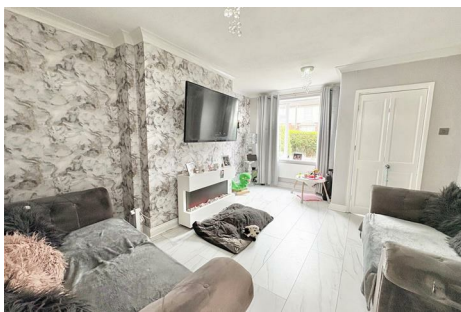


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Westbourne Avenue, Leigh

Situated in a very popular and well established location is this three-bedroom semi-detached family home offering well-presented living accommodation over two floors to include a conservatory and garden to the rear and within walking distance of the town

PROPERTY TO BE SOLD WITH TENANT IN SITU

**Asking Price £160,000**

# 4 Westbourne Avenue

Leigh, WN7 5QR



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE

16'2 (max) x 12'3 (max) (4.88m'0.61m (max) x 3.66m'0.91m (max))

Modern feature fireplace with electric fire. TV point.

### DINING KITCHEN

12'9 (max) x 9'9 (max) (3.66m'2.74m (max) x 2.74m'2.74m (max) )

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven, hob and extractor.

### WC

Low level WC. Wash basin

### CONSERVATORY

11'7 (max) x 9'1 (max) (3.35m'2.13m (max) x 2.74m'0.30m (max))

Laminate flooring. Double doors to rear garden

## FIRST FLOOR:

### LANDING

### BEDROOM

12'0 (max) x 9'6 (max) (3.66m'0.00m (max) x 2.74m'1.83m (max) )

Radiator.

### BEDROOM

12'6 (max) x 7'9 (max) (3.66m'1.83m (max) x 2.13m'2.74m (max) )

Radiator.

### BEDROOM

9'0(max) x 6'0 (max) (2.74m'0.00m(max) x 1.83m'0.00m (max) )

Radiator.

### BATHROOM

7'5 (max) x 4'9 (max) (2.13m'1.52m (max) x 1.22m'2.74m (max) )

Panelled bath. Pedestal wash hand basin. Low level WC. Tiled walls.

## OUTSIDE:

The property is approached by a paved driveway via wrought iron gates, offering ample off-street parking. The garden to the rear of the property is mainly laid to lawn with mature trees, shrubs and raised flower beds..

## TENURE

Freehold

## VIEWING

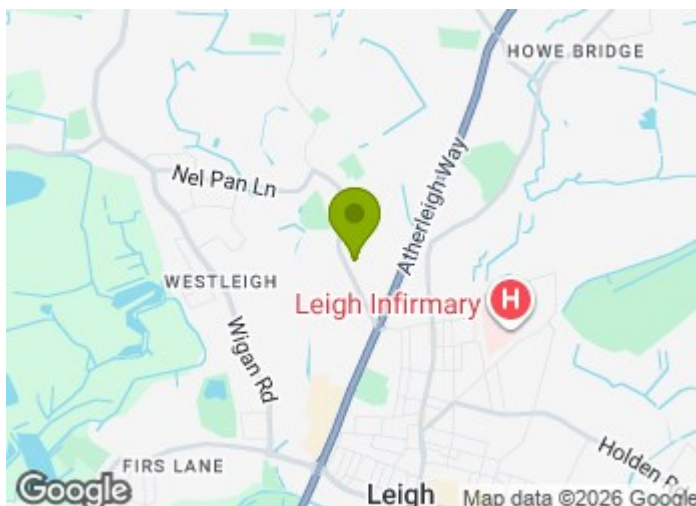
By appointment with the agent as overleaf.

## 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.



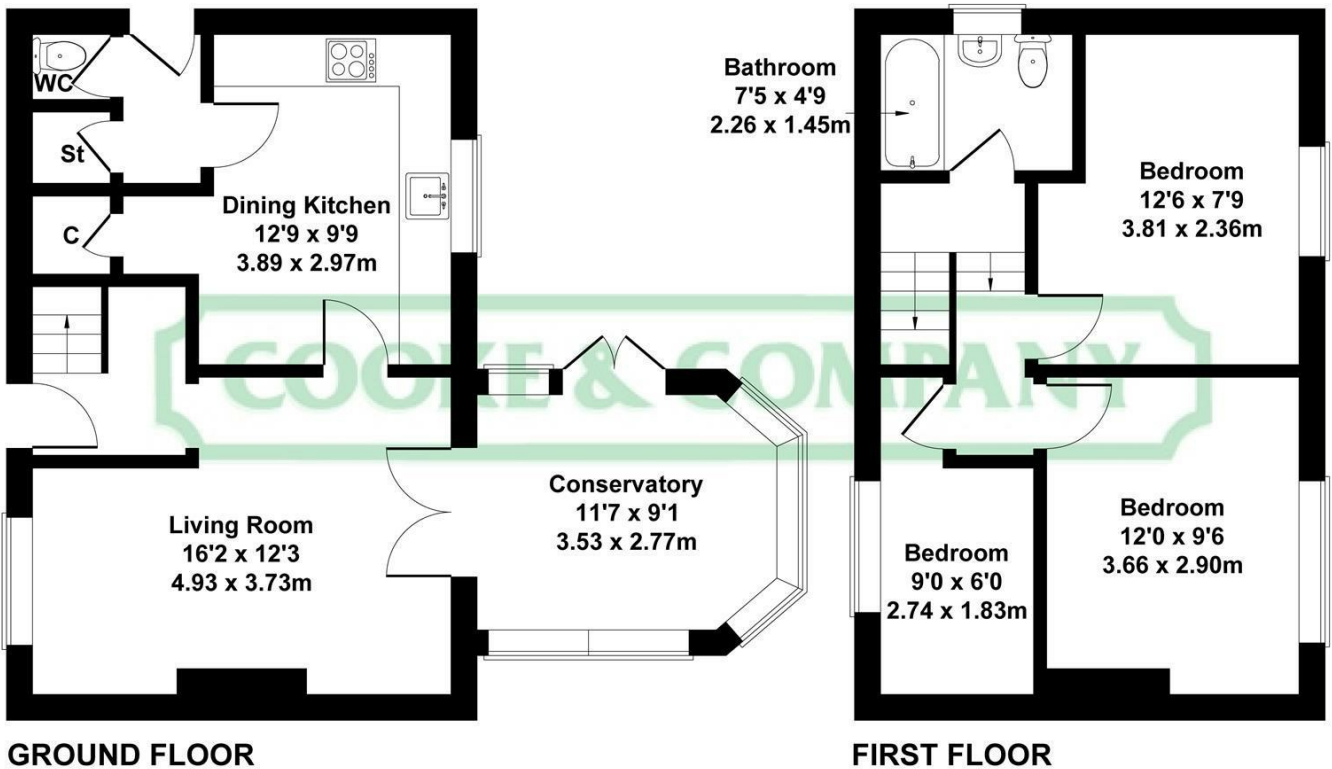
## Directions

WN7 5QR



# Floor Plan

Approximate Gross Internal Area  
934 sq ft - 87 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 firm's 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			
(81-91) B			
(69-80) C		70	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	