

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Thames Avenue, Leigh

Situated in a highly regarded and much sought after location with open field views to the rear is this well presented semi-detached true bungalow with two bedrooms plus conservatory to include off road parking detached garage and gardens to the front, side and rear

**Asking Price £330,000**

# 38 Thames Avenue

Leigh, WN7 3NL



- OPEN FIELD VIEWS TO THE REAR OF THE PROPERTY
- SITUATED IN A HIGHLY REGARDED AREA

In further the accommodation comprises:-

**ENTRANCE PORCH**

**LOUNGE**

21'10 (max) x 11'5 (max) (6.40m'3.05m (max) x 3.35m'1.52m (max) )  
Feature fire surround and gas fire. Radiator. TV point.

**KITCHEN/DINING ROOM**

22'10 (max) x 8'5 (max) (6.71m'3.05m (max) x 2.44m'1.52m (max) )  
Fully fitted with wall cupboards and base units. Sink unit with mixer tap. Plumbing for washing machine. Built in oven. Hob. Extractor. Tiled flooring. Raditor. Doors leading to conservatory.

**CONSERVATORY**

11'7 (max) x 10'5 (max) (3.35m'2.13m (max) x 3.05m'1.52m (max))  
Wall heater x 2. Tiled floor. TV point. Doors to garden.

**BEDROOM**

12'5 (max) x 9'11 (max) (3.66m'1.52m (max) x 2.74m'3.35m (max))  
BEDROOM 12'5 (max) x 9'11 (max) Radiator

**BEDROOM**

11'8 (max) x 8'5 (max) (3.35m'2.44m (max) x 2.44m'1.52m (max) )  
Radiator

**BATHROOM**

Panelled bath. Shower cubicle. Low level WC. Wash hand basin. Radiator. Tiled floor and walls.

**OUTSIDE:**

**PARKING**

The property has a driveway providing off road parking leading to a detached garage.

**GARDENS**

The property has gardens to the front, side and rear. The front and side garden are mainly laid to lawn with flowerbeds, plants and hedges. In addition, there is a separate driveway offering

off street parking leading to a detached garage. To the rear the garden is mainly laid to lawn with established plants and shrubs and a paved patio area. The property benefits from open field views to the rear over farmland.

**TENURE**

Freehold

**COUNCIL TAX**

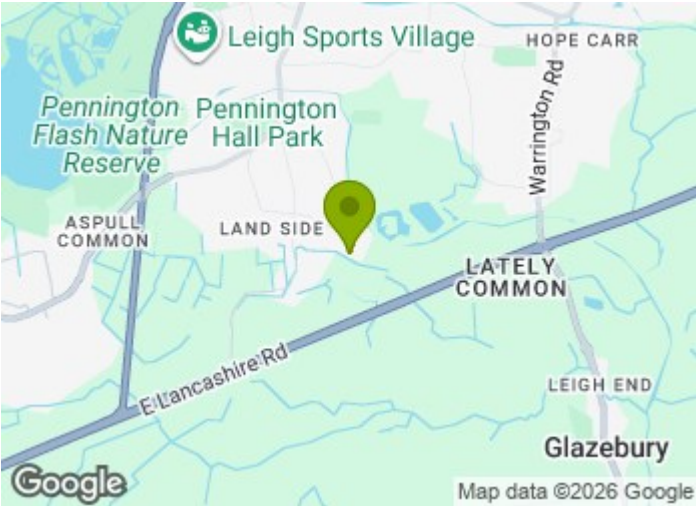
Council Tax Band C

**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.

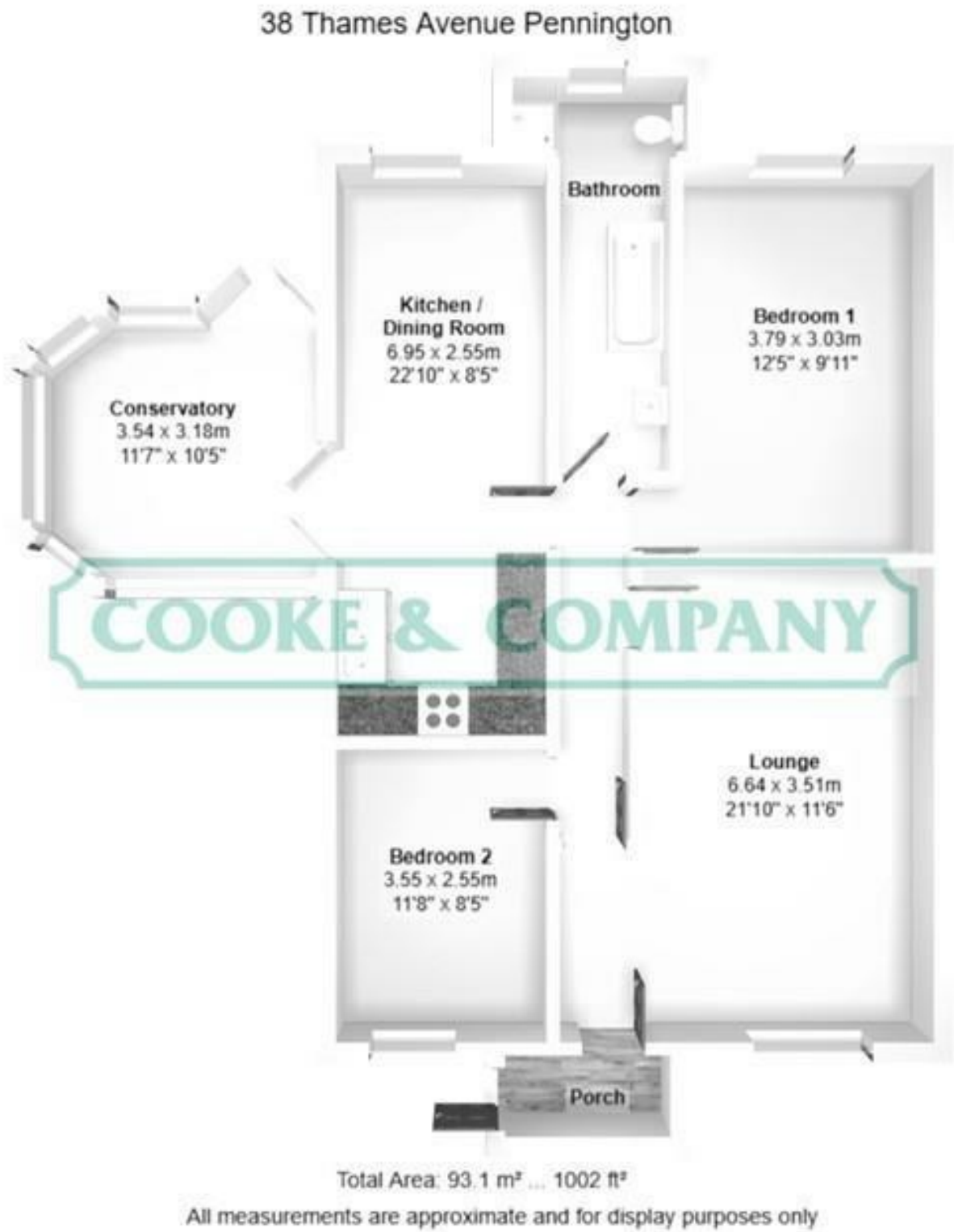


**Directions**  
WN7 3NL





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                                   |                         |           |
| (69-80) C                                   |                         | 81        |
| (55-68) D                                   | 66                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |