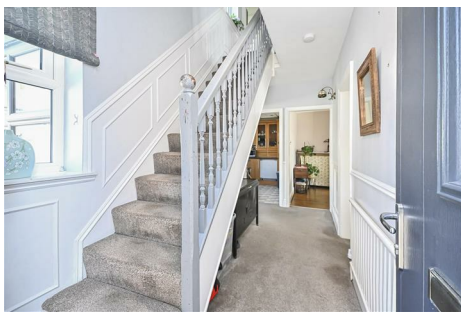


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Clovelly Avenue, Leigh

Situated in a popular and well established residential area and in a cul de sac location is this well proportioned three-bedroom semi-detached family home offering spacious living accommodation over two floors to include garage and off-road parking to the front and good sized garden to the rear

Asking Price £278,000

10 Clovelly Avenue

Leigh, WN7 1TR



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALLWAY:

Radiator

LOUNGE

14'3 (max) x 12'3 (4.27m'0.91m (max) x 3.66m'0.91m)

TV Point. Radiator. Feature gas fire and surround

DINING ROOM

11'0 (max) x 10'1 (3.35m'0.00m (max) x 3.05m'0.30m)

Radiator.

KITCHEN

10'3 (max) x 9'0 (max) (3.05m'0.91m (max) x 2.74m'0.00m (max))

Fitted with wall and base cupboards. Sink with mixer tap. Built in oven. Hob. Extractor. Plumbing for washing machine. Part tiled walls.

CONSERVATORY

11'1 (max) x 9'3 (max) (3.35m'0.30m (max) x 2.74m'0.91m (max))

Double doors to rear garden

FIRST FLOOR:

LANDING:

BEDROOM

14'4(max) x 12'3 (max) (4.27m'1.22m(max) x 3.66m'0.91m (max))

Fitted wardrobes. Radiator.

BEDROOM

10'2 (max) x 9'0 (max) (3.05m'0.61m (max) x 2.74m'0.00m (max))

Fitted wardrobes. Radiator. TV point

BEDROOM

11'2 (max) x 10'1 (max) (3.35m'0.61m (max) x 3.05m'0.30m (max))

Radiator.

BATHROOM

Panelled bath. Wash hand basin. Low level WC. Fully tiled walls. Radiator.

OUTSIDE:

GARAGE

PARKING

The property is approached via a paved entrance driveway offering off street parking leading to a detached garage.

GARDENS

To the front there is a mainly laid to lawn garden with established plants and shrubs. To the rear there is a mainly laid to lawn garden with raised flower beds and a paved patio/seating area.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band C

VIEWING

By appointment with the agents as overleaf.

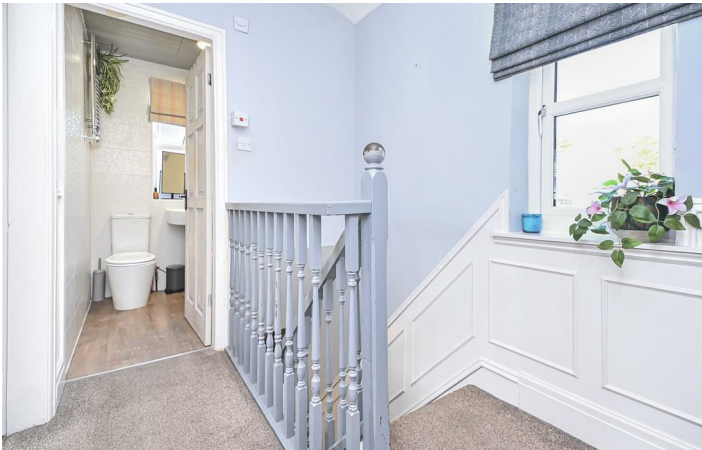
PLEASE NOTE

: 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 1TR



Floor Plan

10 Clovelly Avenue Leigh



Total Area: 98.5 m² ... 1061 ft²
 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.

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 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | 52 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |