

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rushton Avenue, Leigh

Situated in an established residential area with good access to public transport routes and local schools is this well-presented semi-detached dormer style property offering spacious accommodation over two floors with three bedrooms an entrance driveway leading to an integral garage and a low maintenance rear garden

Asking Price £190,000

3 Rushton Avenue

Leigh, WN7 5NB



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

15'9 (max) x 12'1 (max) (4.80m (max) x 3.68m (max))
Feature fireplace. TV Point. Radiator. Under stairs storage cupboard.

KITCHEN

14'6 (max) x 8'2 (max) (4.42m (max) x 2.49m (max))
Fitted with base units and wall cupboards. Sink unit with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Open to conservatory.

CONSERVATORY

13;1 (max) x 10'5 (max) (3.96m;0.30m (max) x 3.18m (max))
Radiator x 2. Double doors to rear garden.

FIRST FLOOR

LANDING:

BEDROOM

14'0 (max) x 8'3 (max) (4.27m (max) x 2.51m (max))
Fitted Wardrobes. Radiator.

BEDROOM

10'2 (max) x 8'3 (max) (3.10m (max) x 2.51m (max))
Radiator.

BEDROOM

9'4 (max) x 5'9 (max) (2.84m (max) x 1.75m (max))
Radiator.

BATHROOM

6'1 (max) x 5;11 (max) (1.85m (max) x 1.52m;3.35m (max))
Panelled bath with overhead shower fitment. Shower screen. Built in vanity wash basin with storage. Low level WC. Radiator.

OUTSIDE:

PARKING

The property is approached via a private driveway providing off road parking leading to an integral garage

GARDENS

The property is garden fronted and has been laid with low maintenance artificial grass. To the rear, the garden is fully paved offering a practical and versatile area for outdoor entertaining with minimal maintenance.

TENURE

Leasehold

COUNCIL AND TAX BAND

Wigan Council Tax Band B.

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.

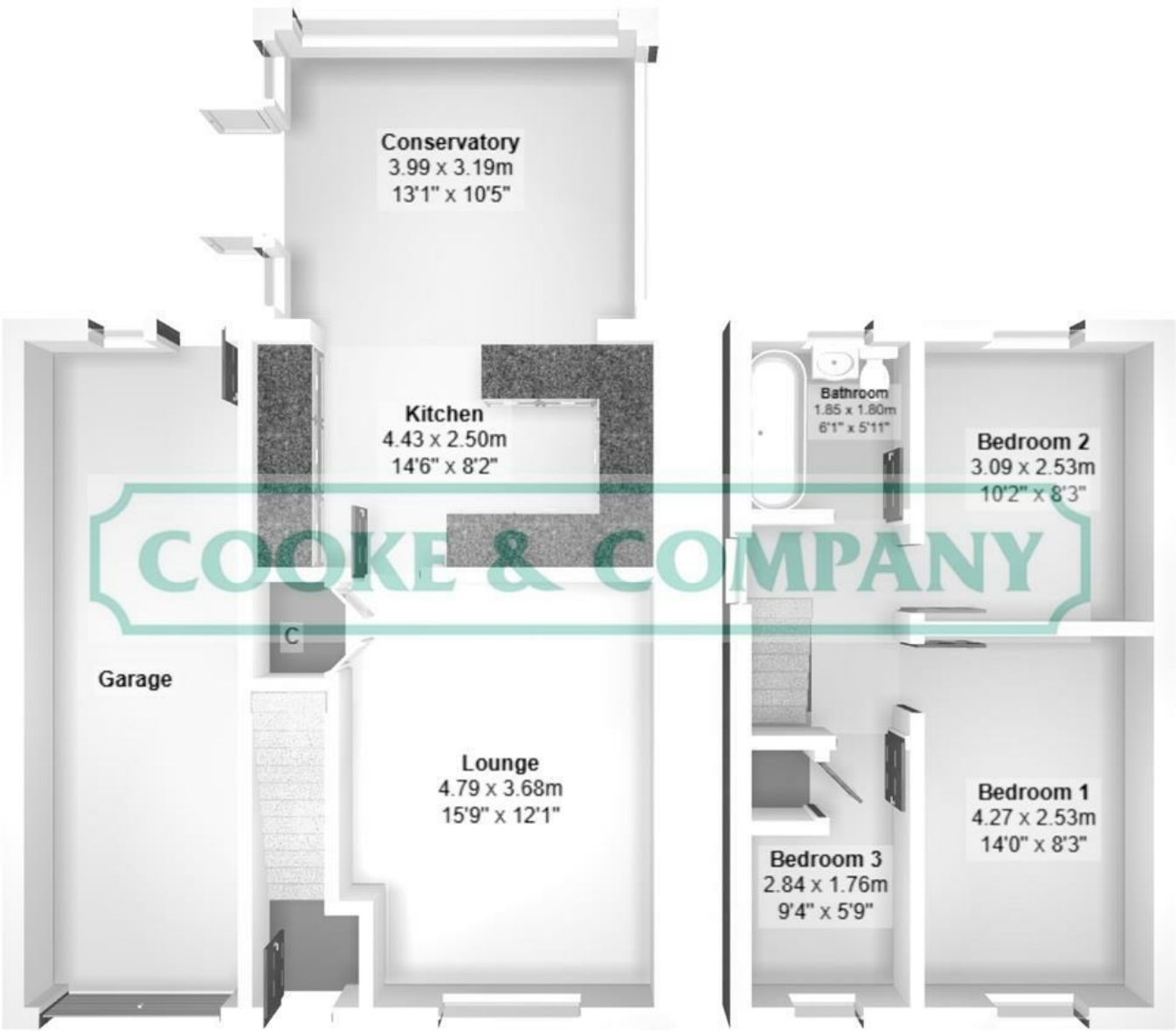


Directions
WN7 5NB



Floor Plan

3 Rushton Avenue, Leigh



Ground Floor **First Floor**

Total Area: 78.7 m² ... 848 ft² (excluding garage)
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 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	