

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

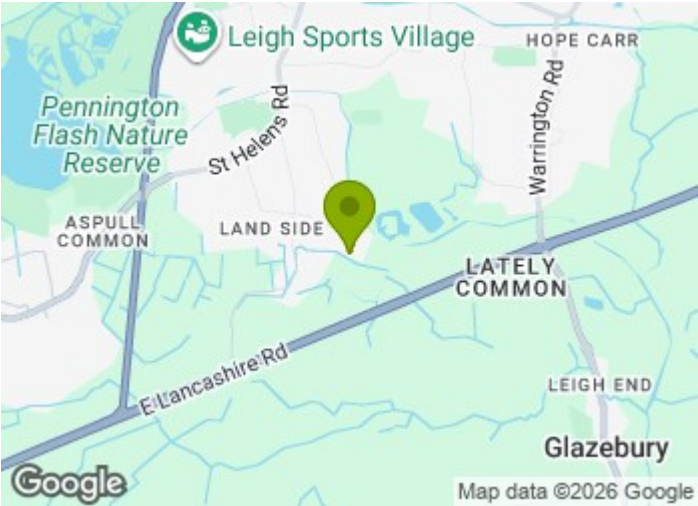
Council Tax Band C

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

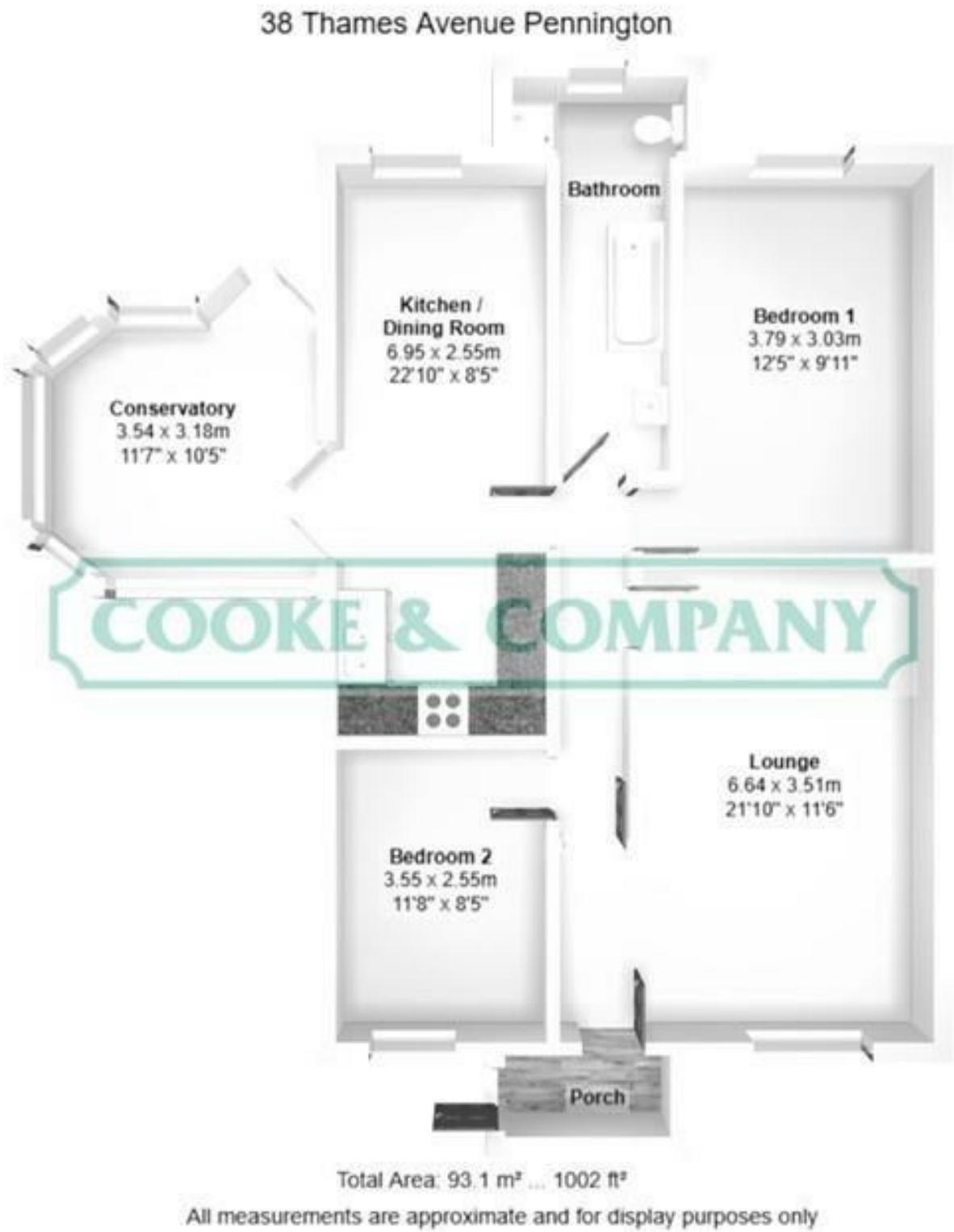
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification 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