

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## June Avenue, Leigh

Situated in a well-established residential location with good access to the town is this three bedroom semi-detached house offering off street parking to the front of the property and garden to the rear

**Asking Price £180,000**

# 3 June Avenue

Leigh, WN7 5DH



In further the accommodation comprises:-

### GROUND FLOOR

#### ENTRANCE HALL

#### LOUNGE/DINING ROOM

24'6 (max) x 10'2 (max). (7.32m'1.83m (max) x 3.05m'0.61m (max).)

Radiator.

#### SITTING ROOM

8'9 (max) x 6'5 (max). (2.44m'2.74m (max) x 1.83m'1.52m (max).)

Radiator. French doors leading to rear garden

#### KITCHEN

17'8 (max) x 5'8 (max) (5.18m'2.44m (max) x 1.52m'2.44m (max))

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Radiator.

#### FIRST FLOOR:

#### LANDING

#### BEDROOM

13'4 (max) x 10'2 (max). (3.96m'1.22m (max) x 3.05m'0.61m (max).)

Radiator

#### BEDROOM

13'4(max) x 10'2 (max). (3.96m'1.22m(max) x 3.05m'0.61m (max). )

Radiator

#### BEDROOM

7'5 (max) x 6'1 (max). (2.13m'1.52m (max) x 1.83m'0.30m (max).)

Radiator

#### BATHROOM

5'9 (max) x 5'1 (max) (1.52m'2.74m (max) x 1.52m'0.30m (max) )

WC. Panelled bath with overhead shower. Wash basin

#### OUTSIDE:

#### PARKING

The property offers off street parking to the front

#### GARDEN

The property has a large garden to the rear which is mainly laid to lawn.

#### TENURE

Freehold

#### VIEWING

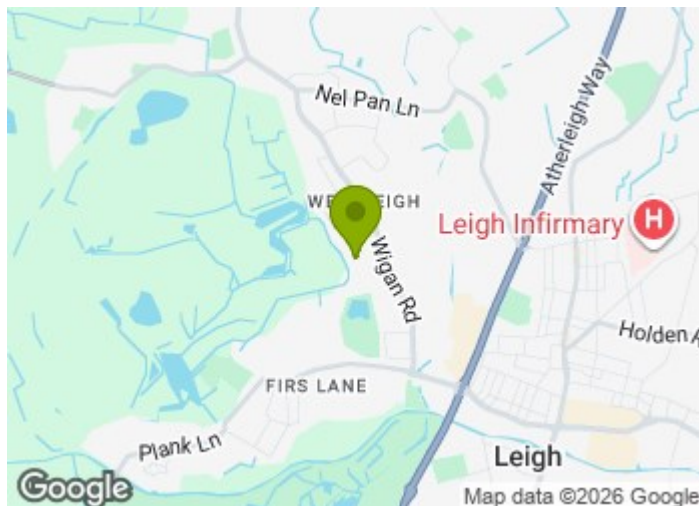
By appointment with the agents as overleaf.

#### 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.



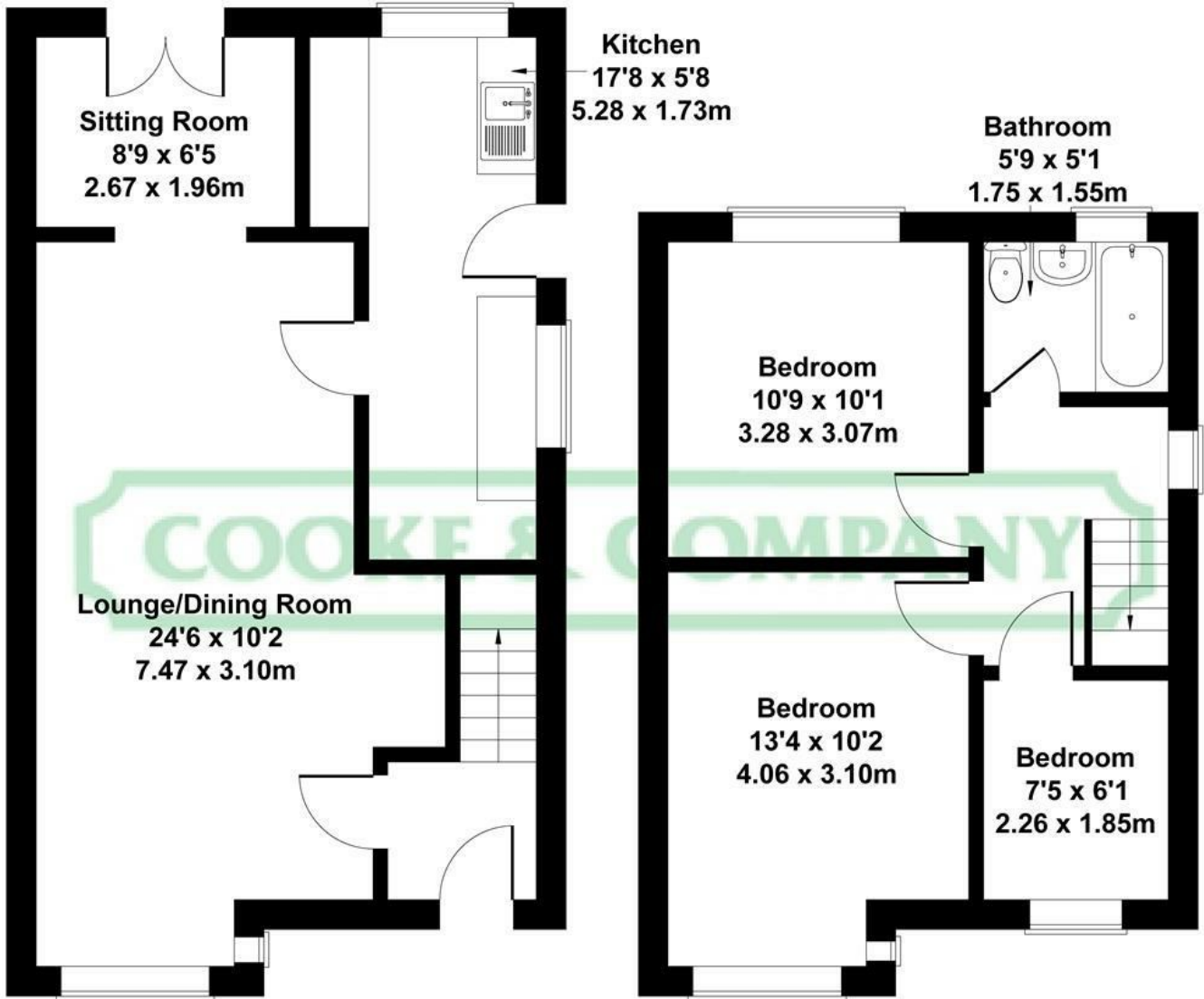
### Directions

WN7 5DH



## Floor Plan

Approximate Gross Internal Area  
900 sq ft - 84 sq m



**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2025  
**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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	