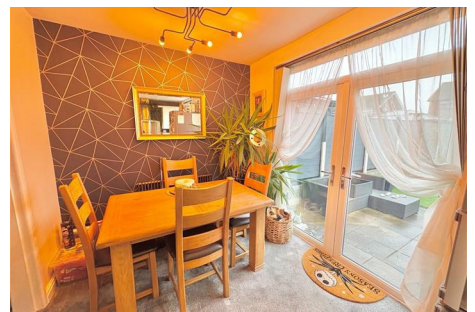
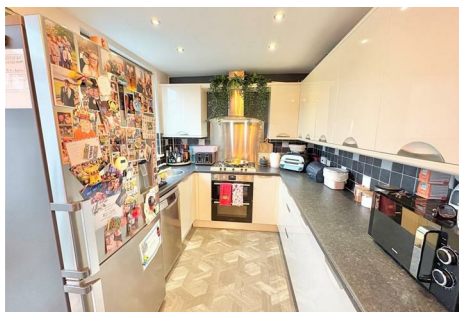


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Angus Avenue, Leigh

Situated in a very popular and well-established residential location is this well presented three-bedroom semi-detached house with the benefit of an additional loft room offering spacious living accommodation. The large block paved driveway to the front of property leads to a detached garage and the garden to the rear is mainly laid with artificial grass

Asking Price £250,000

34 Angus Avenue

Leigh, WN7 5DN



- SITUATED IN A POPULAR LOCATION
- VIEWING RECOMMENDED
- IDEAL FAMILY HOME

In further detail the property includes: On the ground floor: entrance/hallway, lounge and kitchen. Whilst on the first floor there are three bedrooms and a family bathroom/WC. In addition, the property benefits from a loft room. The property is heated by gas central heating and double glazing.

GROUND FLOOR

ENTRANCE/HALLWAY

LOUNGE
16'8 (max) x 12'5 (max) (5.08m (max) x 3.78m (max))
LOUNGE 16'8 (max) x 12'5 (max). Bay window. TV Point. Radiator.

KITCHEN/DINING
15'8 (max) x 7'7 (max) (4.78m (max) x 2.31m (max))
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Oven. Gas hob. Extractor hood. Plumbing for washing machine. Radiator. French doors to outside

FIRST FLOOR

LANDING
Radiator

BEDROOM
15'2 (max) x 9'6 (max) (4.62m (max) x 2.90m (max))
Bay window. TV point. Radiator

BEDROOM
9'5 (max) x 7'3 (max) (2.87m (max) x 2.21m (max))
Radiator

BEDROOM
8'9 (max) x 6'0 (max) (2.67m (max) x 1.83m (max))
Radiator

BATHROOM
5'9 (max) x 5'4 (max) (1.75m (max) x 1.63m (max))
Panelled bath with shower fitment. Shower screen. Pedestal wash basin. Low level WC. Fully tiled. Heated towel rail.

SECOND FLOOR

LOFT ROOM
10'7 (max) x 10'2 (max) (3.23m (max) x 3.10m (max))
Storage. Velux window

OUTSIDE
PARKING
The property is garden fronted and approached over a block paved driveway offering ample off-street parking leading through double gates to a detached garage.

GARDENS
To the rear, the garden features a paved patio area, ideal for outdoor entertaining, alongside low maintenance artificial grass and attractive raised flower beds. Further enhancing the outdoor space is a summer house providing a versatile area for relaxation.

TENURE
Leasehold

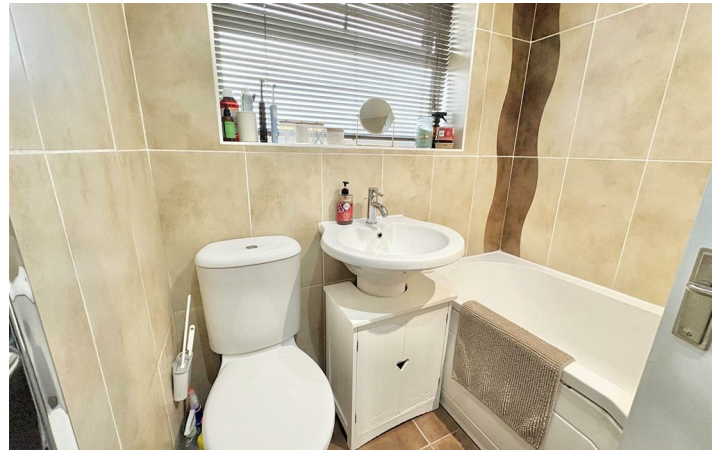
VIEWING
By appointment with the agents as overleaf.

COUNCIL TAX
Wigan Council Tax B

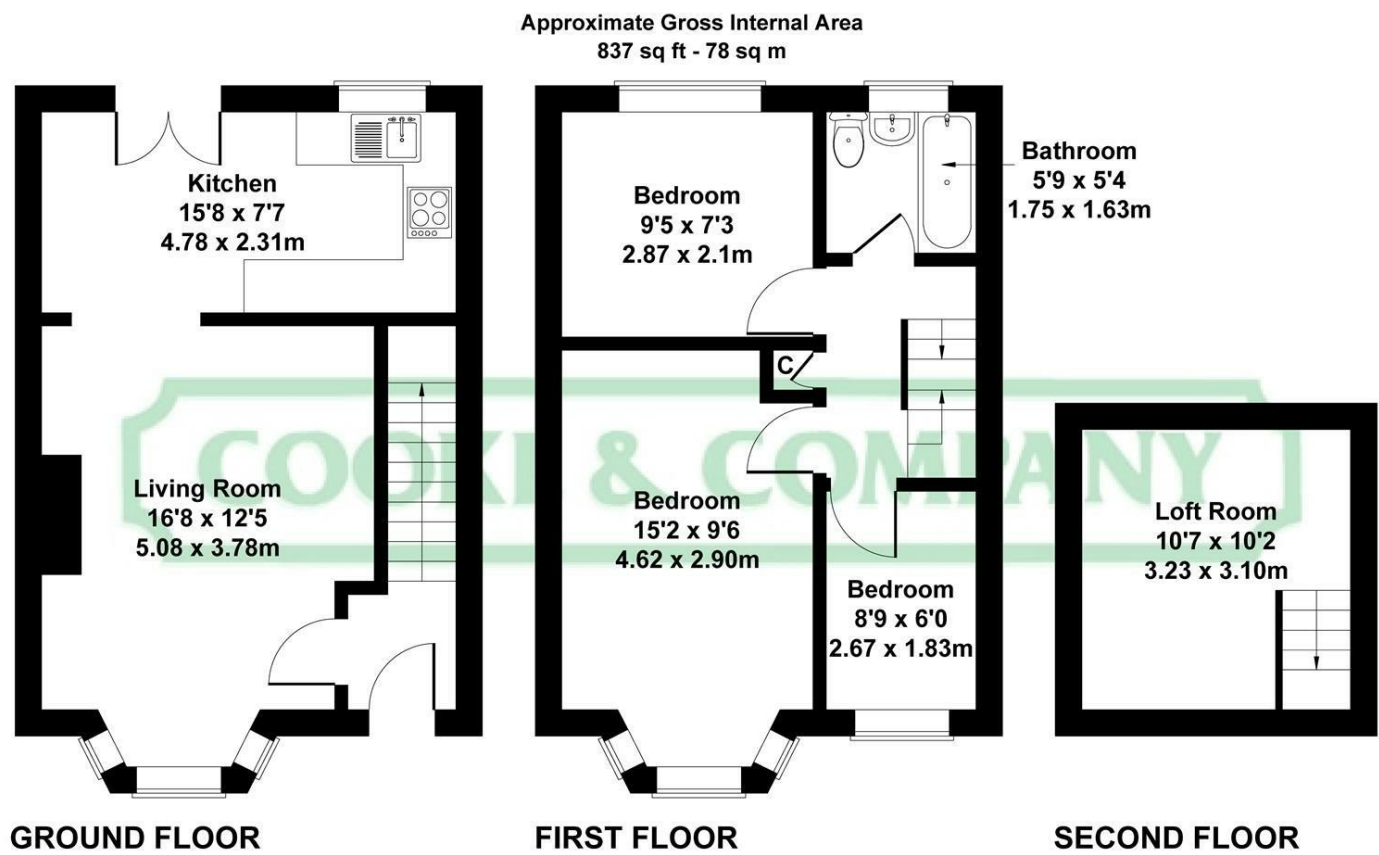
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to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



Directions
WN7 5DN



Floor Plan



Not to Scale. Produced by The Plan Portal 2026
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 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC