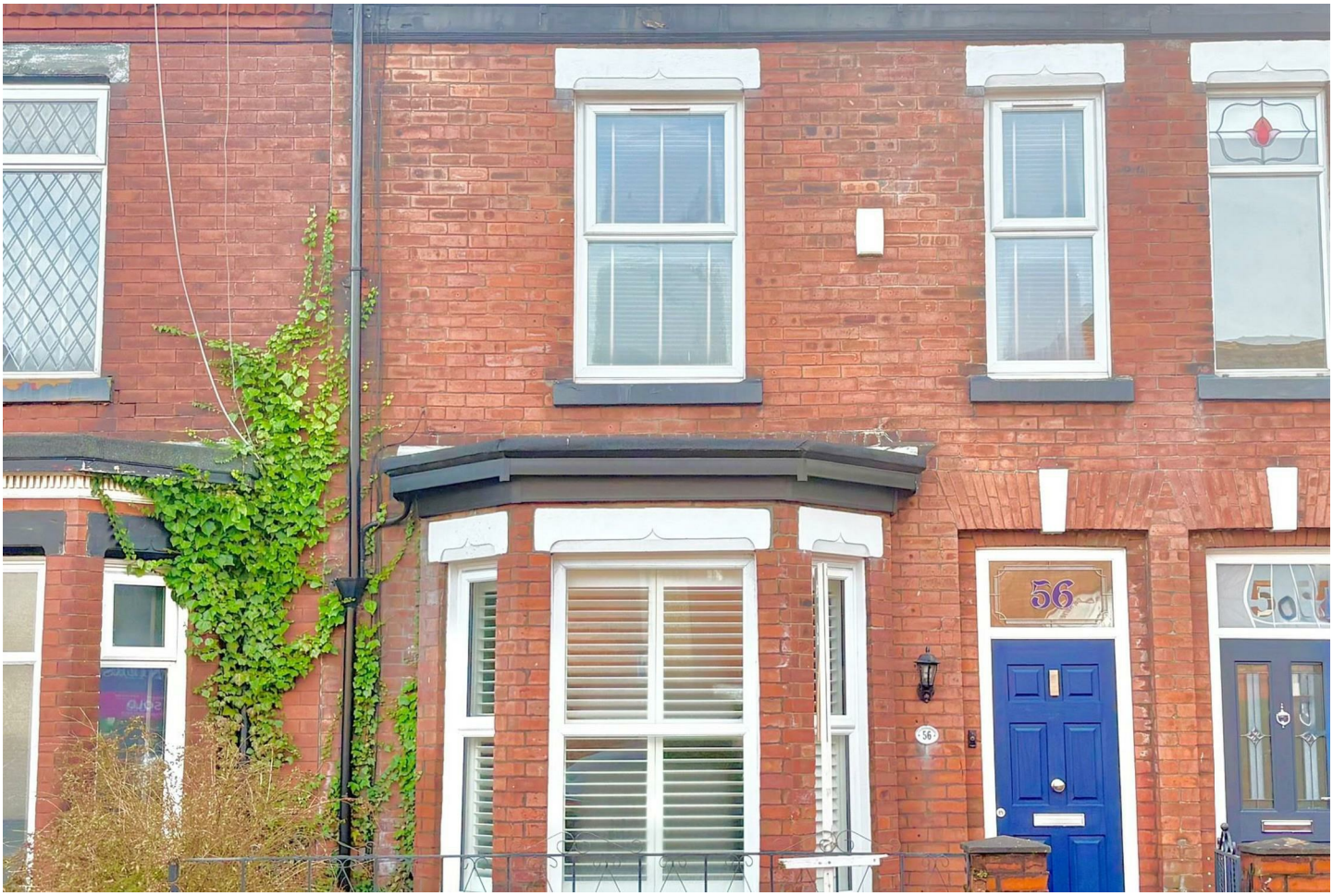
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









The Avenue, Leigh

Situated in a very popular and well established residential location with excellent access to the town centre and Lilford Park is this spacious Victorian mid terrace property with two-bedrooms offering good sized accommodation with the additional benefit of a spacious loft room and enclosed courtyard style area to the rear of the property

Offers In The Region Of £175,000

56 The Avenue

Leigh, WN7 1ES

2 1 2 D

- SITUATED IN A WELL ESTABLISHED AND POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED
- OFFERED FOR SALE WITH NO ONWARD CHAIN

Situated on the popular The Avenue, this well-presented Victorian mid-terraced home offers over 1340sq. ft. of accommodation with spacious rooms, period character and a range of modern improvements.

In further detail the property includes: Entrance Hall, lounge, dining room, kitchen and gym/office. Whilst on the first floor there are two bedrooms and a family bathroom/WC. In addition, the property benefits from a spacious loft room. The property is heated by gas central heating and benefits from double glazing .

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE
15'0 (max) x 11'5 (max) (4.57m (max) x 3.48m (max)) Radiator. Feature fire and surround. TV point. Bay window. Laminate flooring. High quality wooden shutter style blinds.

DINING ROOM
21'5 (max) x 10'2 (max) (6.53m (max) x 3.10m (max)) Radiator. Laminate flooring.

KITCHEN
13'8 (max) x 6'9 (max) (4.17m (max) x 2.06m (max)) Modern fully fitted kitchen with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Gas hob. Extractor. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM
16'7 (max) x 12'3 (max) (5.05m (max) x 3.73m (max)) 2 x windows. Radiator

BEDROOM
13'3 (max) x 10'2 (max) (4.04m (max) x 3.10m (max)) Radiator.

BATHROOM
13'9 (max) x 7'1 (max) (4.19m (max) x 2.16m (max)) Roll top bath. Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail. Part tiled walls. 2 x windows.

SECOND FLOOR

LOFT ROOM
14'1 (max x 11'9 (max) (4.29m (max x 3.58m (max)) Loft room with stair access. Velux window.

OUTSIDE:
The property is garden fronted with an enclosed courtyard style area to the rear.

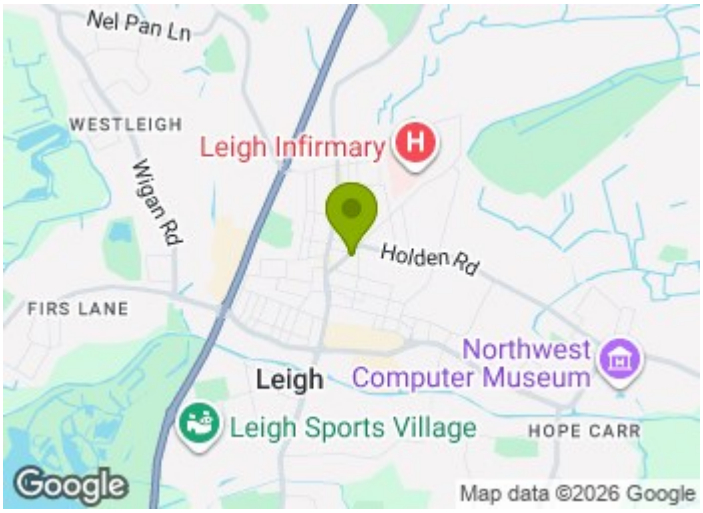
GYM/OFFICE
13'6 (max) x 7'5 (max) (4.11m (max) x 2.26m (max)) There is a converted rear garage currently used as a heated home office/gym with Velux windows.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band A

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 1ES









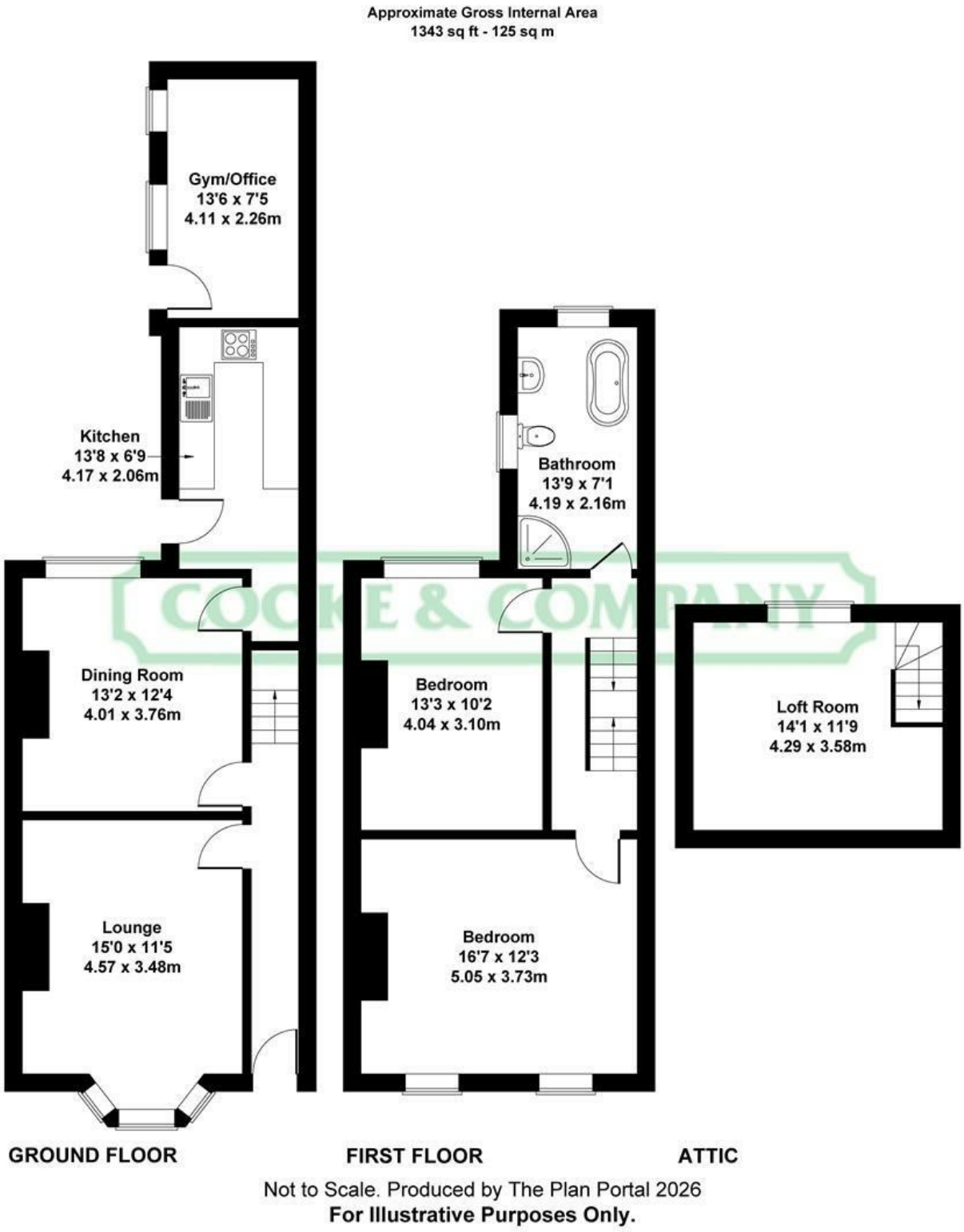




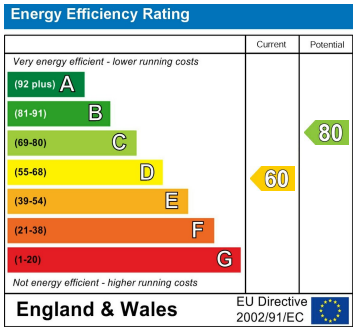




Floor Plan



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.



Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk