COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Angus Avenue, Leigh

Situated in a very popular and well established residential location is this one-bedroom semi-detached true bungalow offering spacious living accommodation over one floor. The large driveway to the front of property offers ample off-road parking and the garden to the rear is mainly laid to lawn with a patio area

Asking Price £175,000

45 Angus Avenue

Leigh, WN7 5DJ

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- VIEWING HIGHLY RECOMMENDED
- IDEAL FIRST HOME
- SOUTH WEST FACING REAR GARDEN - NOT OVERLOOKED

In further detail the property includes: On the ground floor: entrance/hallway, lounge, kitchen, bedroom and a family bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR

ENTRANCE/HALLWAY:

LOUNGE

13'6 (max) x 12'4 (max) (4.11m (max) x 3.76m (max))

Bay window. TV Point. Radiator. Wooden flooring

KITCHEN/DINING

11'7 (max) x 6'8 (max) (3.53m (max) x 2.03m (max))

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

BEDROOM

12'8 (max) x 9'9 (max) (3.86m (max) x 2.97m (max))

Wooden flooring. Radiator

BATHROOM

Panelled bath with shower fitment. Pedestal wash basin. Low level WC. Heated towel rail Tiled walls.

LOFT

The loft is fully boarded with loft hatch and ladder with light

OUTSIDE

PARKING.

The property is approached over a large entrance driveway offering ample off-road parking.

GARDENS

There is a mainly laid to lawn garden to the front of the property with raised flowerbeds. The rear of the property is private and not overlooked and is fully fenced. The large mainly laid to lawn garden is south west facing and benefits from the sun all day. In addition, there is an attractive paved patio area, offering an ideal space for outdoor entertaining.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Wigan 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 5DJ











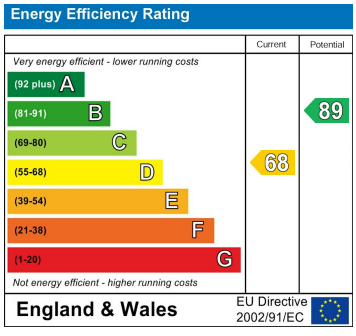

ENJOY THE
LITTLE
THINGS
IN LIFE!





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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