

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Moreton Drive, Leigh

Situated in a highly regarded and much sought after residential location is this spacious detached family home offering well presented and proportioned accommodation with four bedrooms to include conservatory overlooking lovely garden off road parking to the front with garage and available with no onward chain

Offers In Excess Of £340,000

5 Moreton Drive

Pennington, Leigh, WN7 3NF



In further the accommodation comprises :

GROUND FLOOR ;

ENTRANCE HALL

Radiator.

CLOAKROOM/WC

Wash hand basin. Low level WC. Radiator.

LOUNGE

20'3" (max) x 11'10" (max) (6.17 (max) x 3.61 (max))

Box Bay Window. Radiator.

DINING ROOM

12'2" (max) x 9'2" (max) (3.71 (max) x 2.79 (max))

Radiator. Patio doors to Conservatory.

CONSERVATORY

15'2" (max) x 8'7" (max) (4.62 (max) x 2.62 (max))

Radiator. Ceramic tiled floor. Double doors to patio area and rear garden.

KITCHEN

11'6" (max) x 8'2" (max) (3.51 (max) x 2.49 (max))

Fully fitted with wall and base cupboards. Inset double sink with mixer tap. Integrated Oven. Five ring gas hob and Extractor hood. Ceramic tiled floor.

UTILITY ROOM

7'8" (max) x 7'2" (max) (2.34 (max) x 2.18 (max))

Fitted with wall and base cupboards. Inset double sink with mixer tap. Plumbing for washing machine. Ceramic tiled floor. Door to outside.

GARAGE

17'3" (max) x 8'9" (max) (5.26 (max) x 2.67 (max))

Up and over door.

FIRST FLOOR :

LANDING

BEDROOM

11'7" (max) x 10'8" (max) (3.53 (max) x 3.25 (max))

Fitted Wardrobes. Radiator.

EN-SUITE

Shower cubicle. Pedestal wash hand basin. Low level

Wc. Radiator.

BEDROOM

9'7" (max) x 7'6" (max) (2.92 (max) x 2.29 (max))

Fitted Wardrobes. Radiator.

BEDROOM

8'6" (max) x 6'7" (max) (2.59 (max) x 2.01 (max))

Radiator.

BEDROOM

9'5" (max) x 7'9" (max) (2.87 (max) x 2.36 (max))

Radiator.

FAMILY BATHROOM

Panelled bath. Pedestal wash hand basin. Low level

WC. Radiator. Half tiled walls.

OUTSIDE :

PARKING AND GARAGE

The property is approached over an entrance driveway which provides off road parking to the front leading to an attached garage.

GARDENS

The property has the benefit of gardens to the front and rear. Front garden with lawn. To the rear there is a lovely private garden with mature planted beds and borders.

TENURE :

Freehold.

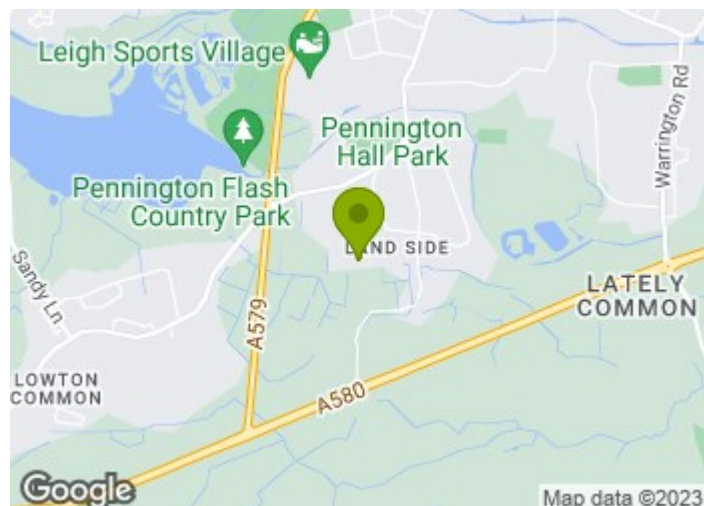
VEIWING :

By appointment with the agent as overleaf.

SERVICES (NOT TESTED)

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.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.



Directions

From Cooke & Company's office on Lord Street turn right at the lights onto the Spinning Jenny Way. At the second set of lights turn left onto St Helens Road and proceed ahead. After a short distance turn left onto Beech Walk and proceed forward onto Hand Lane. Turn left onto Broadwell Drive, and then left onto Moreton Drive, where the property can then be found. (Sat Nav Ref WN7 3NF)





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