

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Kirkham Road, Leigh

Situated in the heart of Pennington is this beautifully designed by local known builder is this four bedroom modern detached family home offering high end and contemporary designed living accommodation over three floors to include ample off road parking leading to the attached garage and generous gardens to the rear with views over Pennington Hall Park

(MUST BE VIEWED – EXCELLENT FAMILY HOME)

Asking Price £579,000

65J Kirkham Road

Pennington, Leigh, WN7 3UQ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE/RECEPTION HALL

Spacious hall. Karndean flooring with under floor heating.

CLOAKROOM/WC

Modern wash hand basin. Low level WC. Karndean flooring. Part tiled walls. Heated towel rail.

LOUNGE

32'9"9'10" (max) x 52'5"9'10" (max) (10'3 (max) x 16'3 (max))
Bay window. Feature wooden beam. TV point. Under floor heating.

DINING KITCHEN/FAMILY ROOM

59'0"6'6" (max) x 82'0"0'0" (max) (18'2 (max) x 25'0 (max))
Fully fitted luxury modern kitchen with wall and base cupboards. Built in oven, microwave, ceramic hob, integrated fridge/freezer, dishwasher. Wine fridge. Inset lighting. Feature island with USB ports/sockets. Double sliding doors to rear gardens/patio area with integral blinds. Under floor heating. Large lantern ceiling. Access to hall. TV point.

GARAGE/UTILITY

62'4"13'1" (max) x 29'6"26'2" (max) (19'4 (max) x 9'8 (max))
Fitted with wall and base cupboards. Sink unit. Plumbing for washing machine and dryer. Karndean flooring. Stable door to outside. The utility is to the rear of the garage. Electric up and over door. Radiator

FIRST FLOOR:

LANDING

BEDROOM

36'1"3'3" (max) x 29'6"19'8" (max) (11'1 (max) x 9'6 (max))
Fully fitted wardrobes. TV point. Radiator.

EN-SUITE

Shower cubicle . Modern unit with storage. Low level WC. Heated towel rail. Fully tiled walls.

BEDROOM

32'9"16'4" (max) x 29'6"29'6" (max) (10'5 (max) x 9'9 (max))
Fully fitted wardrobes. TV Socket. Radiator.

BEDROOM

29'6"26'2" (max) x 29'6"16'4" (max) (9'8 (max) x 9'5 (max))
Fully fitted wardrobes. TV Socket. Radiator

FAMILY BATHROOM

Spacious suite, built in bath. Modern vanity wash basin. Low level WC. Separate shower cubicle. Heated towel rail. Fully tiled walls.

SECOND FLOOR:

MASTER BEDROOM WITH OPEN EN-SUITE

59'0"22'11" (max) x 65'7"9'10" (max) (18'7 (max) x 20'3 (max))
Large freestanding deep modern bath tub with tiled flooring. Large modern vanity unit with storage/ his and her wash basins. Low level WC. Large walk through shower. Feature tiled wall and flooring. Inset lighting. Wall mounted mirror with lighting. Heated towel rail.

DRESS ROOM

Fully fitted hanging space to include drawers and show racks.

OUTSIDE:

GARAGE

The property is approached over an attractively paved driveway which provides ample off road parking leading to the attached garage. 19'4 x 9'8 (max) The garage houses the utility room.

GARDENS

To the rear, mainly laid to lawn with feature paved patio area, raised flowerbeds and well stocked borders. Feature spotlights to the front and rear. Outside tap. Electric plug socket outside. The property also benefits views over Pennington Hall Park to the rear. The property benefits house alarm and ring doorbell, along with 4 hik security cameras front & rear

TENURE

VIEWING

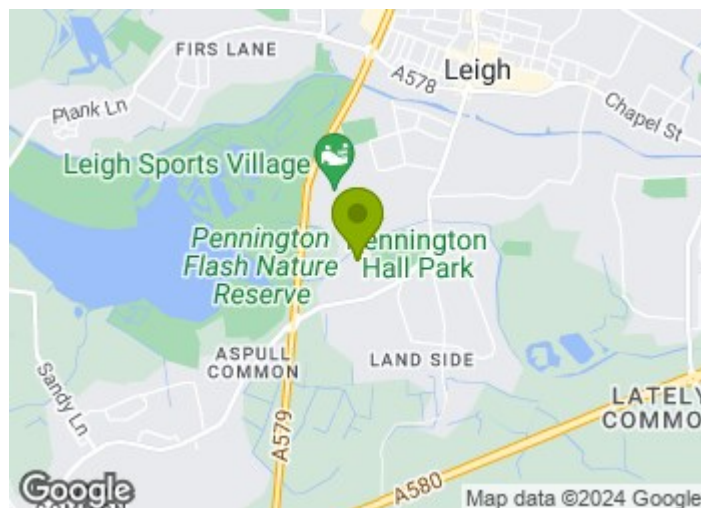
By appointment with the agents as overleaf.

COUNCIL TAX BAND

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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

From Cooke & Company office on Lord Street turn right at the junction and proceed through the lights onto the Spinning Jenny Way. At the third set of lights turn left onto ST Helens Road towards Pennington. After a short distance (just after the Park) turn right onto Lonsdale Drive and right onto Kirkham Road where the property can then be found 9Sat Nav Ref WN7 3uQ.



Floor Plan



Total floor area 211.5 sq.m. (2,277 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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			
(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	