

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



St Helens Road, Leigh

Located at the entrance of Pennington Hall Park and Gardens and in the Pennington Conservation Area is this substantial former Lodge offering very spacious family accommodation whilst retaining a wealth of original period features

NON ONWARD CHAIN

Asking Price £499,950

IN BRIEF:

Although fully modernised providing a spacious family home the property still retains many original features including stained glass window and door panels, ceiling roses and cornice coving.

The property has two reception rooms, plus study on the ground floor and four bedrooms, three of which are doubles and the master bedroom benefits an en-suite.

Private electric gates lead to the driveway providing ample off road parking for several vehicles leading to the detached double garage.

GROUND FLOOR :

ENTRANCE PORCH

Covered porch with tiled floor.

HALLWAY



Chequered tiled floor. Radiator.

STUDY 10'1 (max) x 9'8 (max) (3.07m (max) x 2.95m (max))

Radiator.

CLOAKROOM/WC



Pedestal wash hand basin. Low level Wc. Gas fired central heating boiler. Half tiled walls and tiled floor. Radiator.

LOUNGE 13'1 (max) x 12'5 (max) (3.99m (max) x 3.78m (max))



Log Burner style fireplace. Bay window with original stained glass window panels. Radiator. Tiled floor.

DINING ROOM 11'9 (max) x 7'2 (max) (3.58m (max) x 2.18m (max))



Radiator. Tiled floor. Double doors to rear garden.

SITTING ROOM 13'1 (max) x 12'8 (max) (3.99m (max) x 3.86m (max))



Bay window with original stained glass window panels. TV Point. Radiator.

FAMILY KITCHEN 11'9 (max) x 10'9 (max) (3.58m (max) x 3.28m (max))



Fully fitted with base units and wall cupboards. Inset Belfast sink. Gas cooker point. Extractor Hood. Integrated dishwasher. Plumbing for washing machine. Tiled floor. Door to outside.

FIRST FLOOR :

LANDING



MASTER BEDROOM 12'8 (max) x 11'9 (max) (3.86m (max) x 3.58m (max))



Radiator.

EN SUITE



Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level Wc. Heated Towel Radiator. Tiled walls and floor. Velux style roof window.

BEDROOM 9'8 (max) x 7'6 (max) (2.95m (max) x 2.29m (max))



Fitted Wardrobes. Radiator.

BEDROOM 13'1 (max) x 8'2 (max) (3.99m (max) x 2.49m (max))

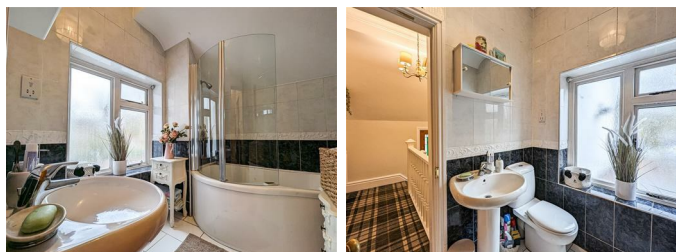
Radiator.

BEDROOM 11'2 (max) x 8'8 (max) (3.40m (max) x 2.64m (max))



Fitted Wardrobes. Radiator.

BATHROOM



P Shaped panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level Wc. Radiator. Tiled walls.

OUTSIDE :

GARDENS : Lawned area to front and rear of the property. The rear garden is private and benefits from a summer house overlooking the garden. Double doors from the house lead onto a patio seating area with a small fish pond.

PARKING Private electric gates lead to a long driveway with off road parking for several vehicles.

DETACHED DOUBLE GARAGE

TENURE :

Leasehold. Residue of 999 year Lease.

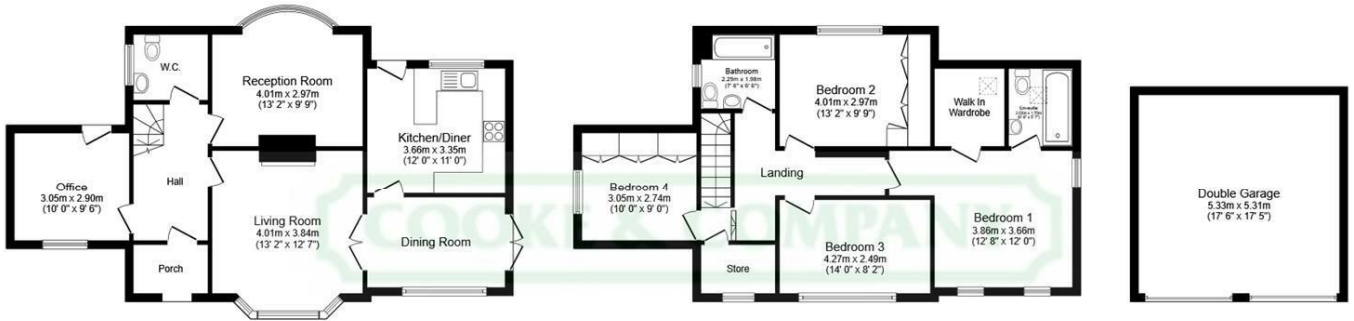
COUNCIL AND TAX BAND

Wigan Council Tax Band E.

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.

Floor Plan



Ground Floor

Floor area 75.3 m² (811 sq.ft.)

First Floor

Floor area 73.1 m² (787 sq.ft.)

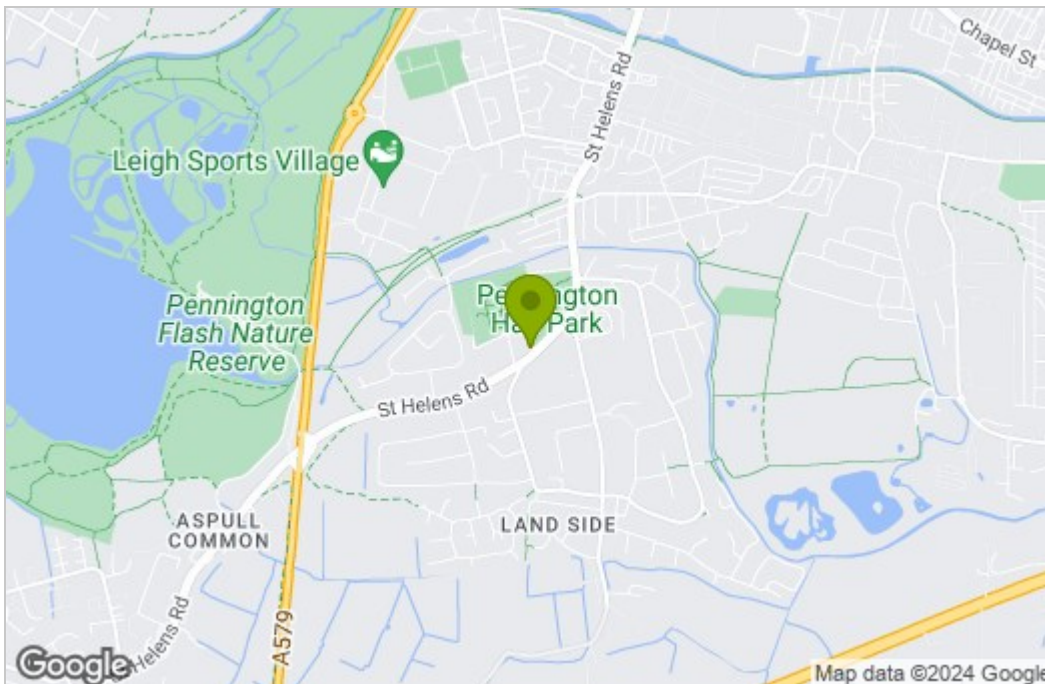
Garage

Floor area 28.3 m² (305 sq.ft.)

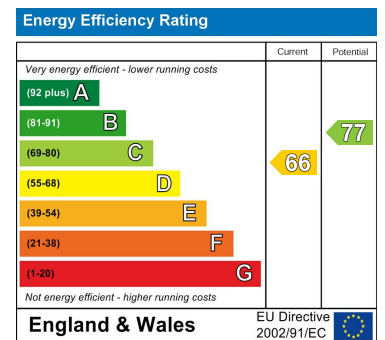
TOTAL: 176.8 m² (1,903 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph



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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