

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Wood End, Leigh

Situated in a prestigious location with lovely open field views to the rear and set within beautiful landscaped gardens is this unique detached family home, the former Park Keeper's Cottage offering stunning accommodation throughout with amazing farmhouse style family kitchen and garden room. There are three bedrooms, master with Juliette Balcony and Guest Bedroom with en-suite. Private gates lead to ample off road parking for several vehicles and there is also a detached double garage.

**Asking Price £599,950**

## GROUND FLOOR :

### ENTRANCE HALL

Radiator.

### LOUNGE 15'6 (max) x 10'8 (max) (4.72m (max) x 3.25m (max) )

Feature fireplace with log burner fire. Beamed ceiling. Built in Wall cupboards. Wooden Flooring. TV Point. Radiator. Double doors to Garden Room.

### GARDEN ROOM 21'5 (max) x 8'8 (max) (6.53m (max) x 2.64m (max) )

Wood panelling to walls. Floor to ceiling feature windows. Slate tiled floor. Radiator.

### STUDY ROOM 12'1 (max) x 7'0 (max) (3.68m (max) x 2.13m (max) )

Period style fireplace. Wooden Flooring. Radiator.

### KITCHEN 15'1 (max) x 9'10 (max) (4.60m (max) x 3.00m (max) )

Farmhouse style kitchen fully fitted with base units and wall cupboards. Belfast sink. Aga style gas cooker. Slate tiled floor. Open to :

### SITTING ROOM 11'7 (max) x 11'2 (max) (3.53m (max) x 3.40m (max) )

Fireplace with log burner style fire. Radiator.

### UTILITY ROOM 8'10 (max) x 8'5 (max) (2.69m (max) x 2.57m (max) )

fitted with base units. Inset sink with mixer tap. Slate tiled floor. Door to rear garden.

### CLOAKROOM/WC

Wash hand basin. Low level WC. Attractive brick style tiled walls.

## FIRST FLOOR :

### LANDING

Half panelled walls. Picture rail. Radiator.

### MASTER BEDROOM 15'2 (max) x 11'9 (max) (4.62m (max) x 3.58m (max) )

period Cast Iron fireplace. Juliette Balcony. Radiator.

### GUEST BEDROOM 15'2 (max) x 10'2 (max) (4.62m (max) x 3.10m (max) )

Fitted Wardrobes. Radiator.

### EN-SUITE

Shower cubicle. Vanity wash hand basin. Low level WC. Heated Towel Radiator.

### BEDROOM 9'3 (max) x 7'0 (max) (2.82m (max) x 2.13m (max) )

Built in Wardrobes. Radiator.

### BATHROOM

Panelled bath. Vanity wash hand basin. Low level Wc. Separate shower Cubicle. Heated Towel Radiator.

## OUTSIDE :

### DETACHED DOUBLE GARAGE

### PARKING

The property is approached via electric double gates with intercom facility leading to a driveway with ample off road parking for several vehicles.

### GARDENS

There are well stocked and maintained gardens surrounding the property including mature hedges and open field views to the rear over farmland and Lilford Park Woods.

### TENURE :

FREEHOLD

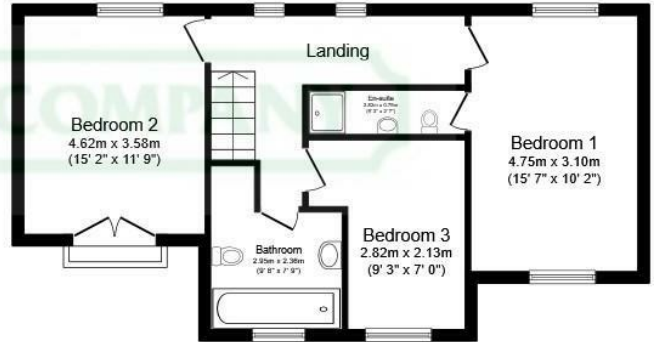
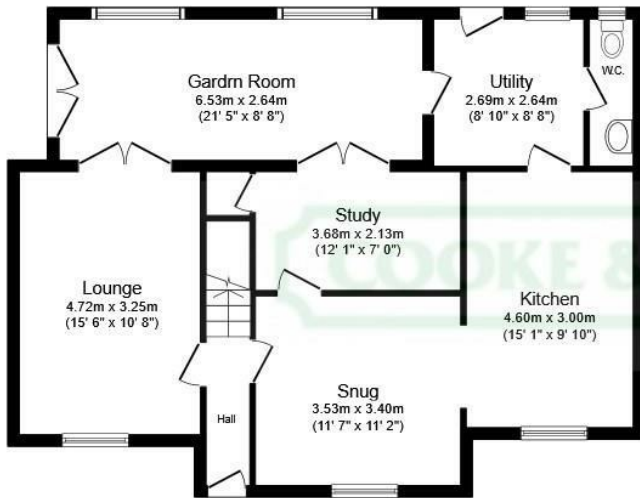
### COUNCIL AND TAX BAND

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.

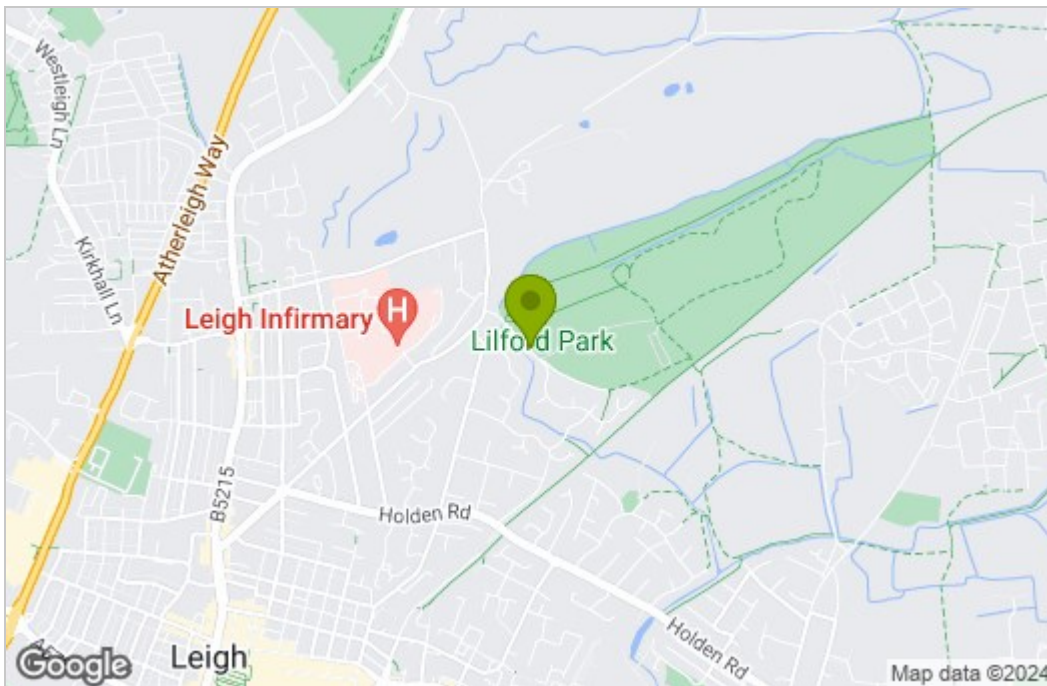
## Floor Plan



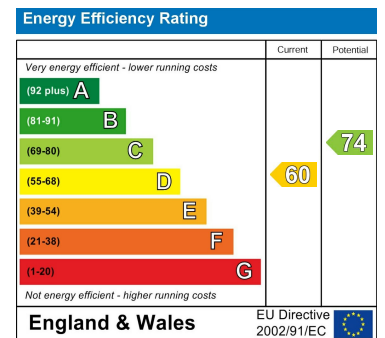
Total floor area 137.2 sq.m. (1,477 sq.ft.) approx

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

## 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.

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