

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Adamson Grove, Leigh

Situated on the popular development at Pennington Wharf and within a short walk to the new Marina is this well presented and very attractive detached family home offering spacious living accommodation over two floors to include lovely family kitchen four bedrooms, master with en-suite attractive patio garden, off road parking and detached garage

Asking Price £339,000

GROUND FLOOR :

ENTRANCE HALL



Radiator.

CLOAKROOM/WC

Wash hand basin. Low level WC. Radiator.

LOUNGE 19'6 (max) x 11'3 (max) (5.94m (max) x 3.43m (max))



Wall mounted TV Point. Radiator. Double doors to rear garden.

DINING KITCHEN 19'5 (max) x 11'8 (max) (5.92m (max) x 3.56m (max))



Fully fitted kitchen with wall units and base cupboards. Sink with mixer tap. Integrated double oven. Gas Hob and Extractor Hood. Integrated fridge freezer. Integrated dishwasher. Breakfast Bar with base cupboards. Attractive wall tiling. Radiator.

UTILITY ROOM 5'7 (max) x 4'5 (max) (1.70m (max) x 1.35m (max))

Fitted with base cupboards. Integrated washing machine. Door to outside.

FIRST FLOOR :

LANDING



MASTER BEDROOM 11'5 (max) x 9'2 (max) (3.48m (max) x 2.79m (max))



Fitted Wardrobes. Radiator.

EN SUITE



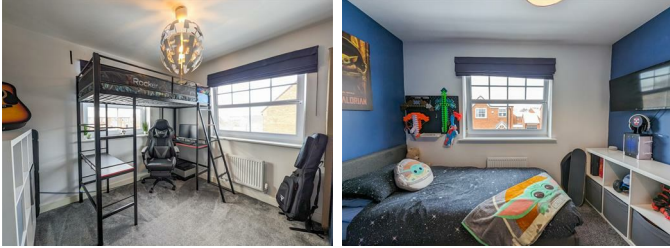
Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

BEDROOM 12'0 (max) x 9'6 (max) (3.66m (max) x 2.90m (max))



Radiator.

BEDROOM 9'6 (max) x 8'5 (max) (2.90m (max) x 2.57m (max))



Radiator.

BEDROOM 9'9(max) x 8'2 (max) (2.97m(max) x 2.49m (max))

Radiator.

BATHROOM



Panelled Bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Mostly tiled walls.

OUTSIDE :

GARDENS

Private patio garden with Indian stone style paving and astro turf provides a low maintenance family and entertaining space.

GARAGE AND PARKING

There is a separate garage and associated off road parking.

TENURE :

Freehold.

SERVICE CHARGE :

A Charge of £100.00 per annum is payable for the upkeep of communal areas on the Development.

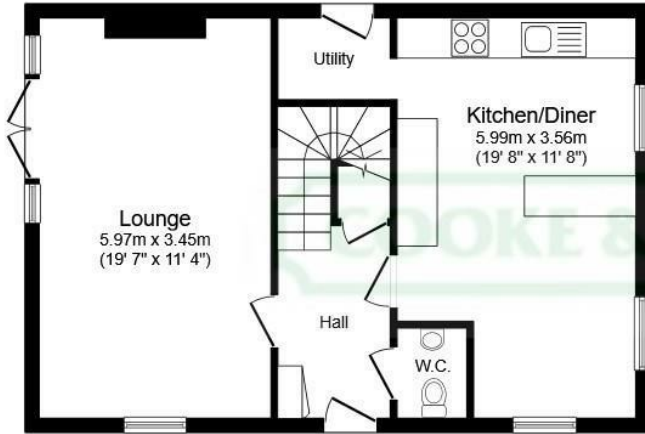
COUNCIL AND TAX BAND

Wigan Council Tax Band E.

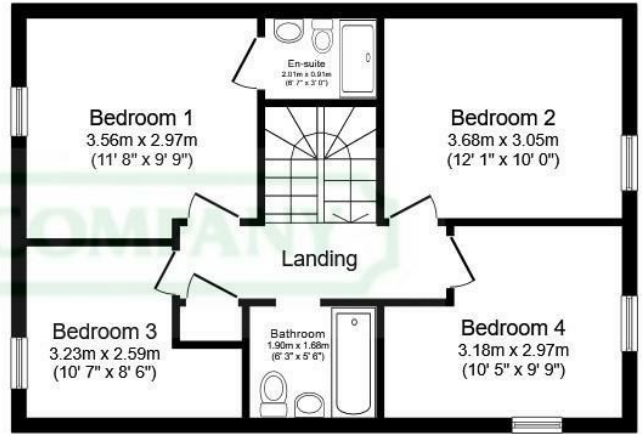
SERVICES (NOT TESTED)

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

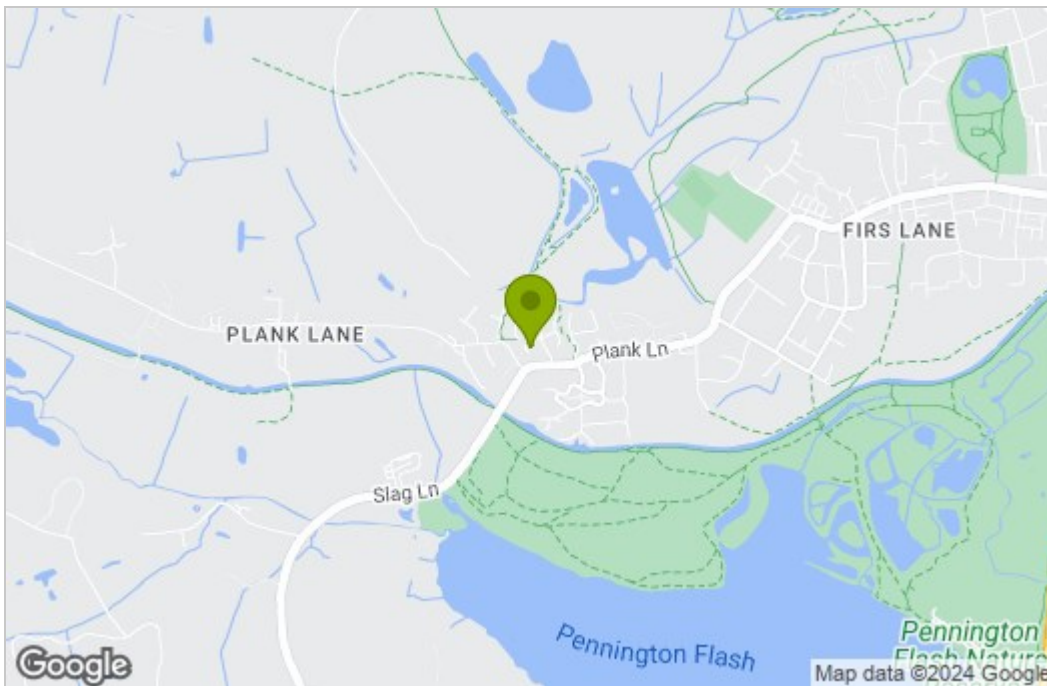


First Floor

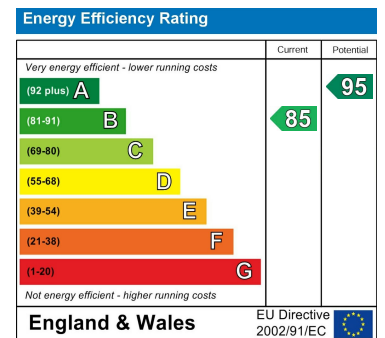
Total floor area 105.9 sq.m. (1,140 sq.ft.) approx

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