

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Chestnut Drive South, Leigh

In further detail the property includes:- Entrance hall; lounge; inner hallway leading to the kitchen, two bedrooms and bathroom/wc.

The property is approached over an entrance driveway and gardens are to the front and rear.

**Asking Price £249,995**

# 150a Chestnut Drive South

Pennington, Leigh, WN7 3JY



## ENTRANCE HALL

Built in store cupboard. Radiator.

## LOUNGE

18'11 (max) x 11'1 (max) (5.77m (max) x 3.38m (max) )

Bay Window. Radiator.

## INNER HALL

## KITCHEN

9'3 (max) x 8'4 (max) (2.82m (max) x 2.54m (max) )

Fully fitted with wall cupboards and base units. Inset sink with mixer tap. Integrated oven, hob and extractor hood. Plumbing for washing machine. Laminate flooring. Part tiled walls. Door to outside.

## BEDROOM

12'2 (max) x 9'5 (max) (3.71m (max) x 2.87m (max) )

Fitted Wardrobes with Mirror Sliding Doors. Radiator.

## BEDROOM

8'6 (max) x 6'5 (max) (2.59m (max) x 1.96m (max) )

Radiator.

## BATHROOM

Walk in shower with Hydro fitment. Vanity unit wash hand basin and low level Wc. Designer Vertical Radiator with Mirror panel. Fully tiled walls and ceramic tiled floor.

## OUTSIDE :

**PARKING** The property has a driveway providing off road parking.

**GARDENS** The property has gardens to the front and rear. Good sized private rear garden.

## TENURE :

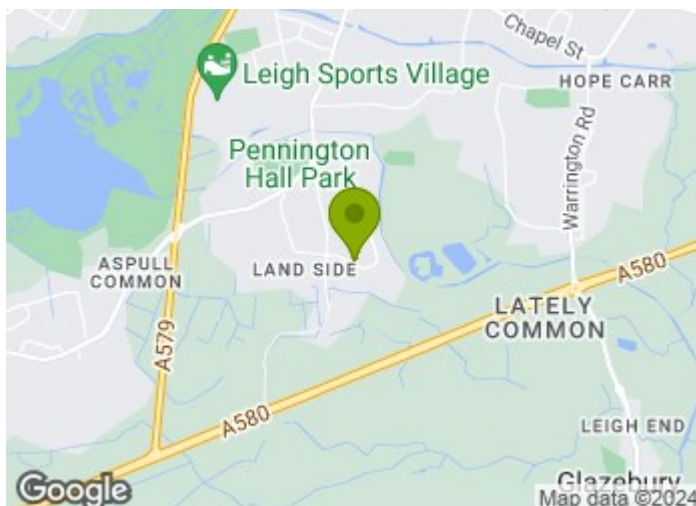
Freehold.

## COUNCIL AND TAX BAND

Wigan Council Tax Band C.

## SERVICES (NOT TESTED)

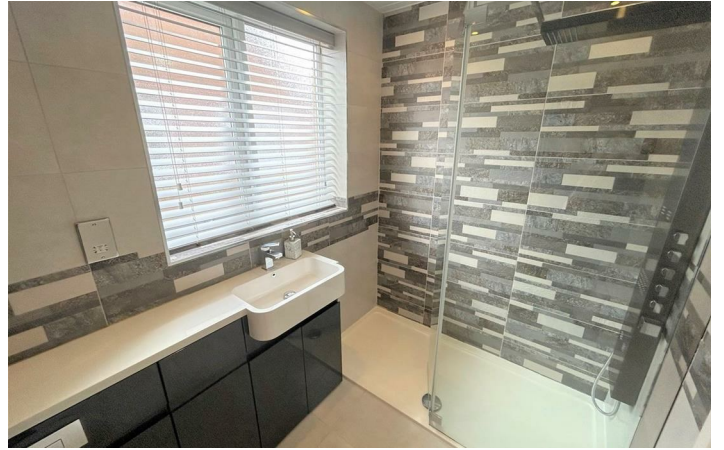
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



## Directions

Sat Nav Ref: WN7 3JY







## 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  |  |                            | 86        |
| (81-91) B  |  |                            |           |
| (69-80) C  |  | 71                         |           |
| (55-68) D  |  |                            |           |
| (39-54) E  |  |                            |           |
| (21-38) F  |  |                            |           |
| (1-20) G   |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |