

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Woodstock Close, Leigh

Situated in a much sought after and highly regarded residential location is this very spacious and beautifully presented detached family home with four bedrooms, master with en suite to include gardens to the front and rear ample off road parking and garage all in this prestigious location within a short walk to Pennington Hall Park and Pennington Flash County Park and Golf Course

**Offers Around £510,000**



**GROUND FLOOR :**  
**ENTRANCE HALL**



Radiator. Wooden Flooring. Coat Cupboard.

**SEPARATE WC**

Wash hand basin. Low level WC. Heated Towel Radiator. Half tiled walls. Wooden flooring.

**LOUNGE 16'1 (max) x 15'7 (max) (4.90m (max) x 4.75m (max) )**



Attractive Modern Fire. Radiator x 2.

**SITTING ROOM 21'7 (max) x 17'3 (max) (6.58m (max) x 5.26m (max) )**

Double garage conversion. Sitting/family room. Wooden flooring. Radiator x 2.

**DINING ROOM 17'3 (max) x 14'0 (max) (5.26m (max) x 4.27m (max) )**



Velux style roof window x 2. Radiator x 2. Walk in full bay with limestone floor and under floor heating. Double doors to rear garden.

**BREAKFAST KITCHEN 25'1 (max) x 10'3 (max) (7.65m (max) x 3.12m (max) )**



Fitted with base and wall cupboards. Double Oven; Hob and extractor hood. Plumbing for washing machine. Inset double sink with mixer tap. Breakfast area with double doors to rear garden.

**UTILITY ROOM 7'6 (max) x 6'3 (max) (2.29m (max) x 1.91m (max) )**

Inset sink. Plumbing for washing machine. Door to outside.

**FIRST FLOOR :**

**LANDING**



**MASTER BEDROOM 14'0 (max) x 11'0 (max) (4.27m (max) x 3.35m (max) )**



Fitted Wardrobes. Radiator.

## EN SUITE



Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Heated Towel Radiator. Part tiled walls. Radiator.

**BEDROOM 11'0 (max) x 11'0 (max) (3.35m (max) x 3.35m (max) )**



Radiator. Fitted Wardrobes.

**BEDROOM 12'9 (max) x 9'0 (max) (3.89m (max) x 2.74m (max) )**

Radiator.

**BEDROOM 10'5 (max) x 7'5 (max) (3.18m (max) x 2.26m (max) )**



Radiator. Fitted Wardrobes and Desk.

## FAMILY BATHROOM



Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Heated Towel Radiator. Part tiled walls. Radiator.

**STUDY 7'1 (max) x 5'3 (max) (2.16m (max) x 1.60m (max) )**

## OUTSIDE :

### GARAGE

The property is approached over entrance driveway which provides off road parking for several vehicles leading to the garage.

### GARDENS

To the front and rear, mainly laid to lawn with surrounding flowerbeds, borders and patio area.

## TENURE :

Freehold.

## COUNCIL AND TAX BAND

Wigan Council Tax Band F.

## 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.



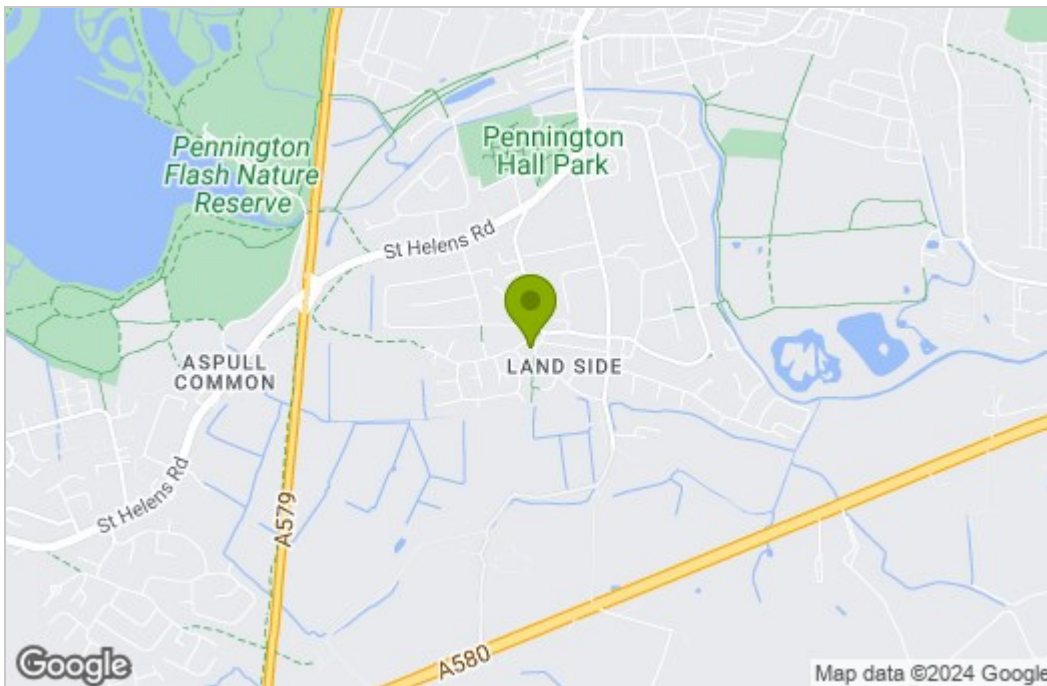
## Floor Plan



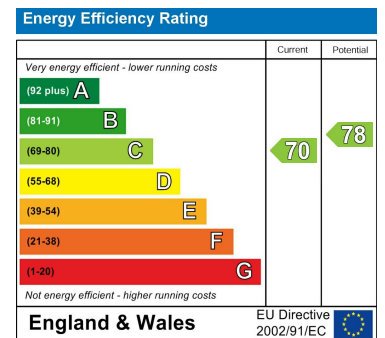
Total floor area 165.5 sq.m. (1,782 sq.ft.) approx

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.

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