

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pennine Grove, Leigh

Located in a popular residential area is this good sized semi detached family home with three bedrooms to include off road parking garage and gardens to the front and rear and available with no onward chain

Asking Price £169,950

GROUND FLOOR :

ENTRANCE HALL

Radiator. Double doors to Lounge.

LOUNGE 15'6 (max) x 14'0 (max) (4.72m (max) x 4.27m (max))



Gas Fire. Wooden flooring. Radiator. Open to :

DINING ROOM 11'3 (max) x 10'4 (max) (3.43m (max) x 3.15m (max))

Radiator. Patio doors to rear garden.

INNER HALLWAY

Under stairs store cupboard.

KITCHEN 12'4 (max) x 8'9 (max) (3.76m (max) x 2.67m (max))



Fitted with base units and wall cupboards. Inset sink. Integrated Oven. Gas Hob. Plumbing for washing machine. Wooden flooring. Door to outside.

FIRST FLOOR :

LANDING

BEDROOM 14'9 (max) x 8'7 (max) (4.50m (max) x 2.62m (max))



Fitted Wardrobes. Radiator.

BEDROOM 11'8 (max) x 9'3 (max) (3.56m (max) x 2.82m (max))

Radiator.

BEDROOM 8'5 (max) x 6'7 (max) (2.57m (max) x 2.01m (max))

Radiator.

BATHROOM



Shower Cabinet. Vanity wash hand basin. Low level Wc. Heated Towel Radiator. Tiled walls and floor.

OUTSIDE :

PARKING

A private driveway leading to the garage.

GARAGE 16'4 (max) x 9'6 (max) (4.98m (max) x 2.90m (max))

(Triangular in Shape) Up and over door.

GARDENS

To the front and rear. Generous sized rear garden.

TENURE :

Freehold.

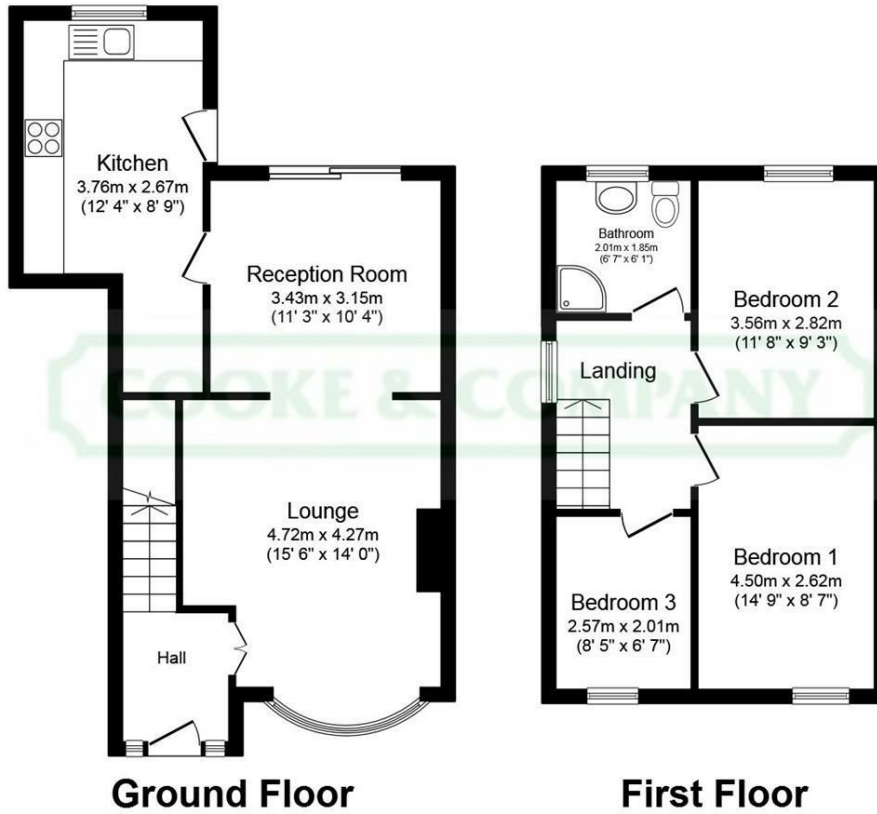
COUNCIL AND TAX BAND

Wigan Council Tax Band A.

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.

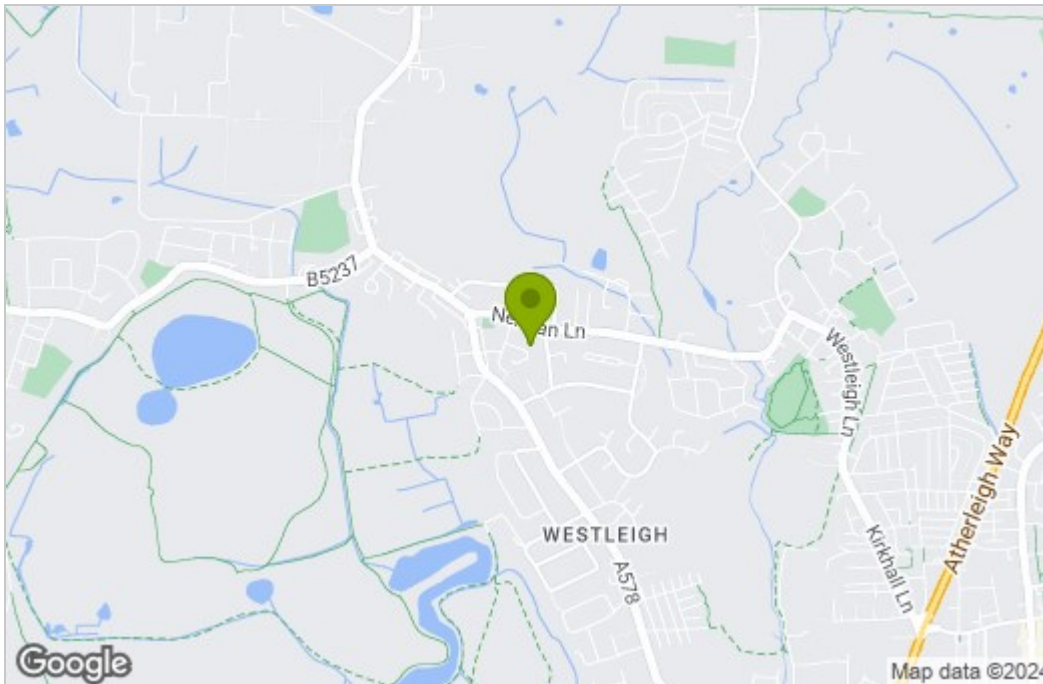
Floor Plan



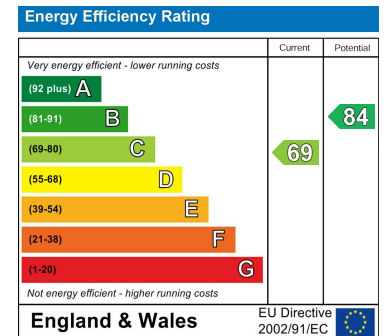
Total floor area 81.7 sq.m. (880 sq.ft.) approx

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