

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pearson Place, Leigh

Situated in a very popular new modern development is this well presented and spacious three bedroom semi detached family home offering attractive accommodation over two floors to include off road parking and gardens to the rear

(IDEAL FIRST TIME ACCOMMODATION)

Asking Price £254,950

12 Pearson Place

Pennington Wharf, Leigh, WN7 4BW



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

12'0 (max) x 13'4 (max) (3.66m'0.00m (max) x 3.96m'1.22m (max))

TV point. Wooden flooring. Radiator.

CLOAKROOM

Wash hand basin. Low level WC. Radiator.

DINING KITCHEN

16'3 (max) x 15'3 (max) (4.88m'0.91m (max) x 4.57m'0.91m (max))

Fully fitted with modern wall and base cupboards. Sink unit with mixer taps. Oven hob and extractor fan. Plumbing for washing machine. Integrated fridge, freezer. Breakfast bar. Wooden flooring.

FAMILY ROOM

12'8 (max) x 7'0 (max) (3.66m'2.44m (max) x 2.13m'0.00m (max))

TV point. Wooden flooring. bifold doors to rear gardens.

FIRST FLOOR:

LANDING

BEDROOM

11'9 (max) x 11'4 (max) (3.35m'2.74m (max) x 3.35m'1.22m (max))

Radiator.

BEDROOM

10'7 (max) x 8'6 (max) (3.05m'2.13m (max) x 2.44m'1.83m (max))

Radiator.

BEDROOM

7'0 (max) x 6'5 (max) (2.13m'0.00m (max) x 1.83m'1.52m (max))

Radiator.

BATHROOM

White suite. Panelled bath with shower fitment over bath. Glass shower screen. Vanity wash hand basin with storage. Low level WC. Part tiled walls. Radiator.

LOFT ROOM/DRESS ROOM

13'0 (max) x 13'1 (max) Velux window. Fitted shelving for open dress room.

OUTSIDE:

PARKING

The property is approached over an entrance

driveway which provides off road parking to the front for two vehicles.

GARDENS

To the rear, mainly paved with composite decking patio area, raised feature planters along with garden shed

TENURE

Freehold. (Service charge £130 pcm)

COUNCIL TAX BAND

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VIEWING

By appointment with the agents as overleaf.

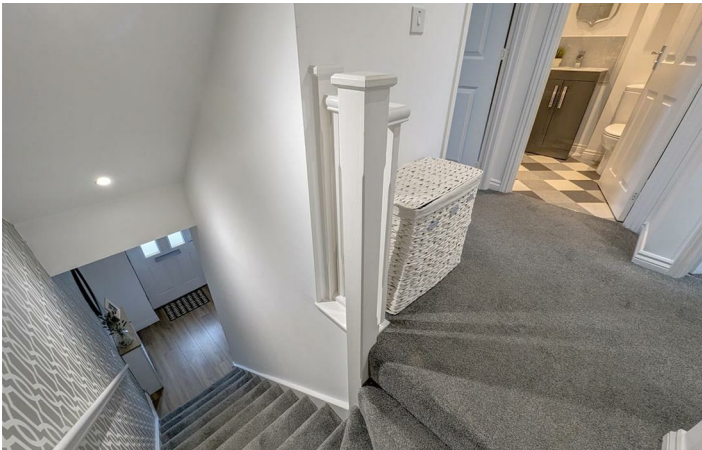
PLEASE NOTE

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.

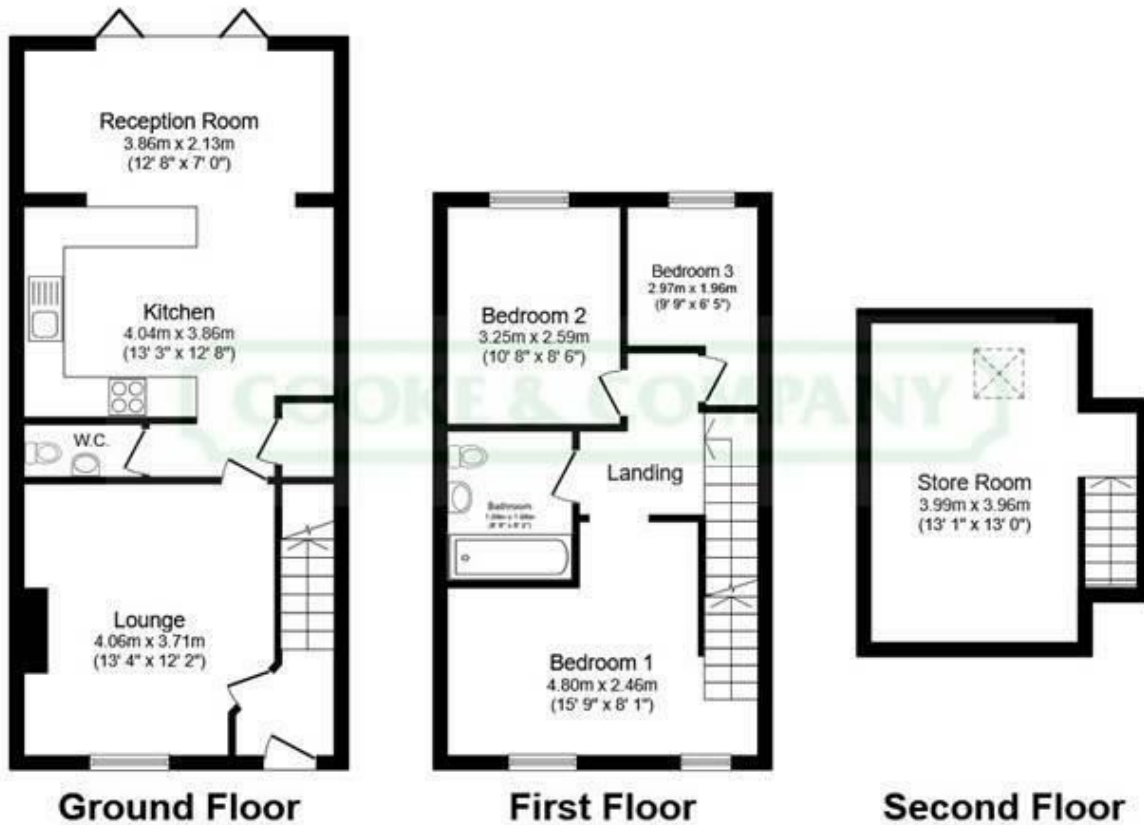


Directions

From Cooke & Companys office on Lord Street turn right at the lights onto the Spinning Jenny Way. Proceed ahead through the three sets of lights. At the large roundabout/lights proceed ahead onto Twist Lane leading onto Firs Lane. After some distance the road leads onto Plank Lane. Turn left onto Colliers Close and right onto Wilkinson Park Drive. After a short distance turn right onto Pearson Place where the property can then be found. (Sat Nav Ref: WN7 4BW).



Floor Plan



Total floor area 104.2 m² (1,122 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

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
Very energy efficient - lower running costs			
(92 plus) A		92	92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	