

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Brookbank, Leigh

Situated on the very popular "Parsonage Gardens" development is this very attractive detached family home with three double bedrooms, master with en-suite to include off road parking, integral garage and private landscaped garden to the rear

Asking Price £299,950

GROUND FLOOR :

ENTRANCE HALL

Radiator. Vertical blinds to side window.

LOUNGE 16'0 (max) x 11'6 (max) (4.88m (max) x 3.51m (max))



TV point. Fibre to the Property (FTTP) point. Satellite connection point. Radiator. Vertical blinds to front window.

CLOAKROOM

Wash hand basin. Low level WC. Radiator.

DINING KITCHEN 14'9 (max) x 9'9 (max) (4.50m (max) x 2.97m (max))



Fully fitted kitchen with wall units and base cupboards. Sink with mixer tap. Integrated Oven, Hob and Extractor Hood. Integrated dishwasher, fridge freezer and washing machine. Dining Area with Double doors to rear garden. TV point. Radiator. Venetian blind to window and 'perfect fit' blinds to double doors.

GARAGE 17'9 (max) x 8'6 (max) (5.41m (max) x 2.59m (max))

Power. Light. GCH Boiler. Includes vinyl flooring.

FIRST FLOOR :

LANDING



Pull down ladder access to boarded loft space for storage. Storage cupboard with TV aerial connection box (requires aerial).

BEDROOM 18'5 (max) x 8'5 (max) (5.61m (max) x 2.57m (max))



Double aspect with two radiators. Currently used as an office and hobby space. Black out vertical blinds to both windows. TV Point.

EN-SUITE 6'6 (max) x 5'6 (max) (1.98m (max) x 1.68m (max))



Generously sized en-suite room. Shower Cubicle. Pedestal wash hand basin. Low level Wc. Radiator. Part tiled walls. Venetian blinds.

BEDROOM 13'4 (max) x 8'2 (max) (4.06m (max) x 2.49m (max))

Radiator. Black out vertical blinds to front.

BEDROOM 12'6 (max) x 8'2 (max) (3.81m (max) x 2.49m (max))

Radiator. Black out vertical blinds to rear.

BATHROOM 6'6 (max) x 7'6 (max) (1.98m (max) x 2.29m (max))



Panelled Bath. Pedestal wash hand basin. Low level WC. Radiator. Attractive part tiled walls. Venetian blinds.

OUTSIDE :

GARDENS

Front garden with lawn and planted shrubs with a lovely outlook towards the brook with well maintained trees and planted communal area leading to pedestrian walkway. To the rear there is a good sized west facing landscaped private garden

with lawn, planting, two paved seating areas and a Pergola.

PARKING

Private driveway to the front leading to an integral garage.

TENURE :

Freehold.

SERVICES CHARGES :

A payment of Approximately £180.00 per annum is payable.

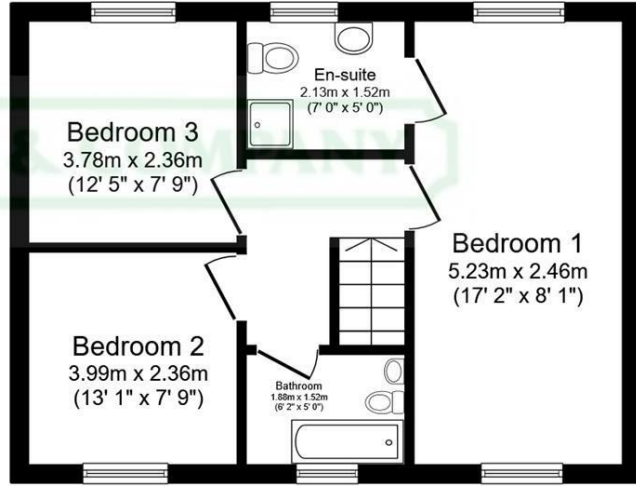
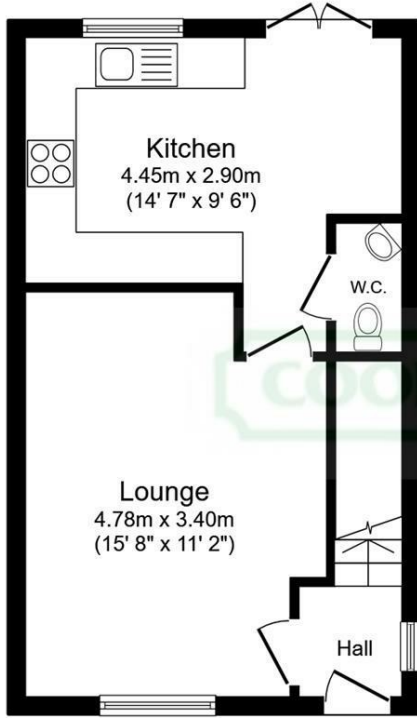
COUNCIL AND TAX BAND

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.

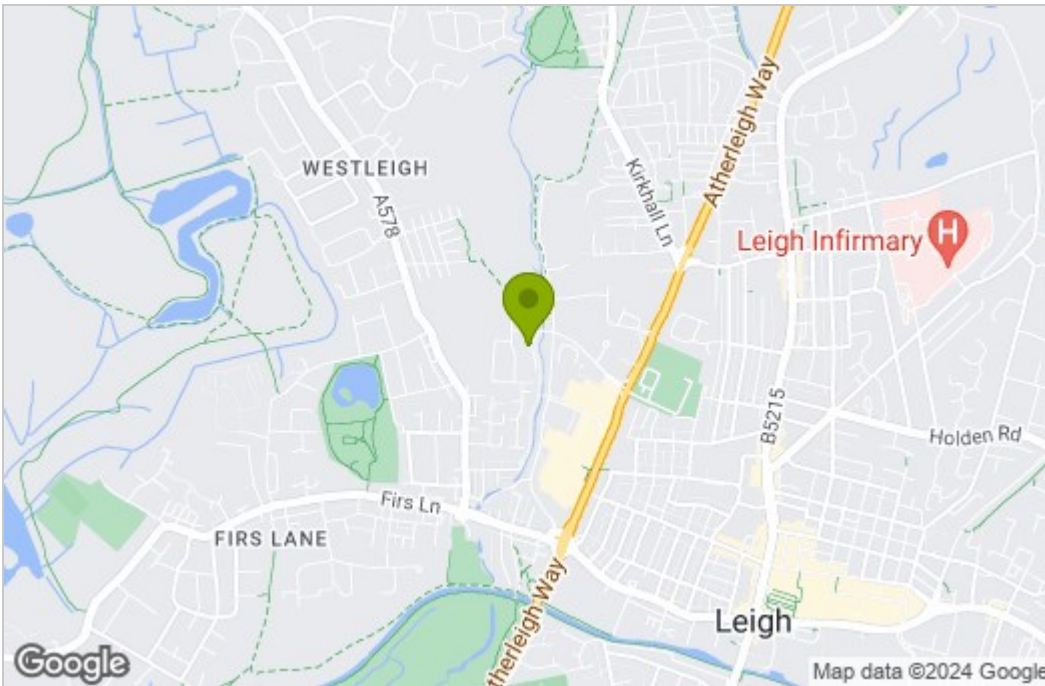
Floor Plan



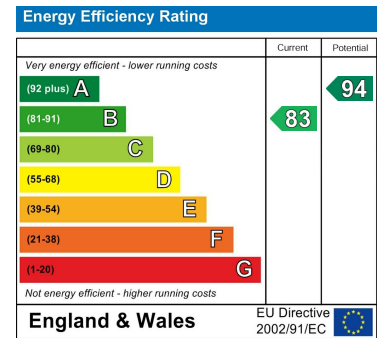
TOTAL: 71.2 m² (767 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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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