

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Meynell Drive, Leigh

Situated in a highly regarded and much sought after location is this detached family home with three bedrooms offering well-proportioned accommodation to include gardens to the front and rear, driveway providing off road parking and integral garage

Asking Price £360,000

33 Meynell Drive

Leigh, WN7 3JR



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Under stairs cupboard

LOUNGE

23'4 (max) x 11'11 (max) (7.11m (max) x 3.63m (max))
Fireplace. TV Point. Radiator.

DINING ROOM

12'0 (max) x 11'1 (max) (3.66m (max) x 3.38m (max))
Radiator. Patio doors to outside

KITCHEN/DINING ROOM

15'11 (max) x 10'11 (max) (4.85m (max) x 3.33m (max))
Fitted with base and wall cupboards. Oven. Hob. Extractor. Sink unit with mixer tap. Plumbing for washing machine

GARAGE

30'7 (max) x 11'5 (max) (9.32m (max) x 3.48m (max))

FIRST FLOOR:

LANDING:

BEDROOM

12'10 (max) x 11'11 (max) (3.91m (max) x 3.63m (max))
Radiator.

BEDROOM

11'11 (max) x 10'0 (max) (3.63m (max) x 3.05m (max))
BEDROOM: 11'11 (max) x 10.0 (max) Radiator.

BEDROOM

11'0 (max) x 8'9 (max) (3.35m (max) x 2.67m (max))
Radiator.

BATHROOM

Panelled bath. Pedestal wash basin. Low level WC. Tiled walls

OUTSIDE:

PARKING

The property is garden fronted and is approached over an entrance driveway providing off road parking and there is an integral garage.

GARDENS

The front garden is mainly laid to lawn with raised flowerbeds. To the rear is a large mainly laid to

lawn garden with established plants, trees and shrubs. In addition, there is a paved patio area, ideal for outdoor entertaining.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

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
WN7 3JR



Floor Plan

33 Meynall Drive, Pennington



Total Area: 146.0 m² ... 1571 ft²
All measurements are approximate and for display purposes only

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 firms 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	81
England & Wales	EU Directive 2002/91/EC	