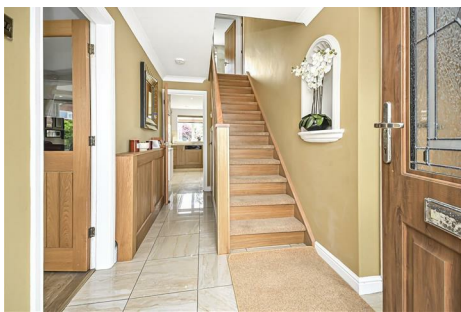


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Ilkeston Drive, Wigan

Situated within a quiet cul de sac in a very popular and sought after location bordering Borsdane Woods is this spacious and very well presented four bedroom detached family home. Positioned on a generous corner plot the property offers spacious accommodation over two floors along with attractive gardens and ample road parking.

Asking Price £595,000

12 Ilkeston Drive

Aspull, Wigan, WN2 1QZ



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE

16'1"(max) x 11'7"(max) (4.92(max) x 3.54(max))

Bay window, tv point, radiator, beautiful feature fire surround with gas fire.

DINING ROOM

10'6"(max) x 8'1"(max) (3.22(max) x 2.47(max))

Radiator, French windows leading to conservatory.

KITCHEN/BREAKFAST ROOM

18'0"(max) x 13'6"(max) (5.49(max) x 4.13(max))

Modern fully fitted kitchen with wall and base cupboards. Inset sink with mixer tap. Oven, Hob and extractor hood, radiator, French windows leading to rear garden.

UTILITY ROOM

7'10"(max) x 4'4"(max) (2.40(max) x 1.33(max))

Fitted with wall and base cupboards, plumbing for washing machine.

DOWNSTAIRS W.C.

Low level w.c., vanity wash basin.

SNUG

18'7"(max) x 7'10"(max) (5.68(max) x 2.40(max))

Bay window, radiator.

CONSERVATORY

13'4"(max) x 10'0"(max) (4.07(max) x 3.07(max))

French windows leading to garden.

FIRST FLOOR

LANDING

BEDROOM ONE

17'2"(max) x 16'6"(max) (5.24(max) x 5.05(max))

Radiator, fitted wardrobes and units.

EN-SUITE

Four piece bathroom suite comprising low level w.c., vanity wash basin, free standing bath and shower cubicle, heated towel rail.

DRESSING ROOM

8'5"(max) x 6'6"(max) (2.58(max) x 1.99(max))

Radiator.

BEDROOM TWO

16'1"(max) x 9'11"(max) (4.91(max) x 3.03(max))

Radiator, fitted wardrobe and units.

BEDROOM THREE

10'10"(max) x 9'11"(max) (3.32(max) x 3.03(max))

Radiator, fitted wardrobes and units.

BEDROOM FOUR

8'6"(max) x 7'9"(max) (2.60(max) x 2.37(max))

Radiator.

BATHROOM

Four piece bathroom suite comprising of low level w.c., vanity wash basin, free standing bath with shower fitment and walk in shower cubicle.

GARAGE

15'8"(max) x 7'10"(max) (4.80(max) x 2.39(max))

Integral garage with electrical points and lighting, gas central heating boiler.

OUTSIDE

PARKING

The property is approached over a block paved driveway which leads to a single garage providing ample off road parking.

GARDENS

Positioned on a generous corner plot the property benefits large landscaped gardens to the front, mainly laid to lawn with flowerbeds and plants whilst to the rear is a well maintained, enclosed garden with patio area perfect for outdoor entertaining.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band E

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.



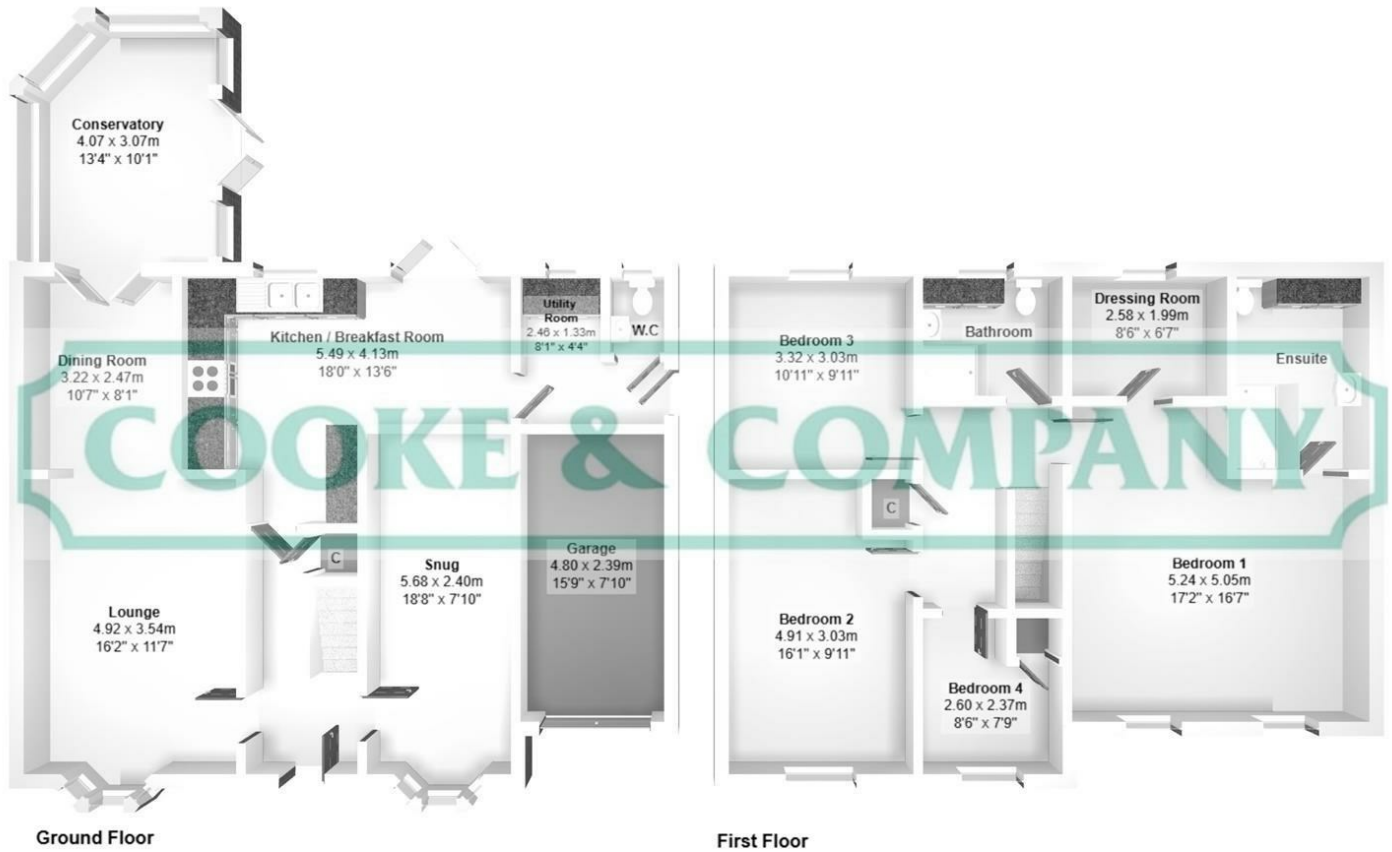
Directions

Sat Nav Ref: WN7 1QZ



Floor Plan

12 Ilkeston Drive, Aspull



Total Area: 183.8 m² ... 1978 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 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			
(81-91) B			
(69-80) C		73	79
(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	