

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



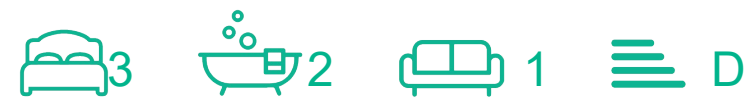
## Fearnham Close, Leigh

Situated within an established and highly regarded location is this spacious three-bedroom detached family home offering accommodation over two floors with off road parking and integral garage with gardens to the front and rear

**Asking Price £275,000**

# 1 Fearnham Close

Leigh, WN7 3LB



- SITUATED IN A POPULAR LOCATION
- NEW BOILER INSTALLED IN JUNE 2025
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN

In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL:**

Radiator

**LOUNGE**

14'10 (max) x 14'6 (max) (4.27m'3.05m (max) x 4.27m'1.83m (max) )

Feature fire and surround. Open plan staircase. TV point. Radiator.

**KITCHEN/DINING AREA**

9'9 (max) x 7'1 (max) (2.74m'2.74m (max) x 2.13m'0.30m (max))

Fully fitted kitchen with wall and base cupboards. Sink unit with mixer tap. Oven (installed June 2025). Gas hob and extractor hood. Plumbing for washing machine. Radiator. Doors to rear garden.

**FIRST FLOOR:**

**LANDING**

Radiator

**BEDROOM**

11'9 (max) x 8'4 (max) (3.35m'2.74m (max) x 2.44m'1.22m (max) )

Radiator.

**ENSUITE**

Shower cubicle. Pedestal wash hand basin. Low level WC. Partly tiled walls. Radiator.

**BEDROOM**

8'10 (max) x 7'9 (max) (2.44m;3.05m (max) x 2.13m'2.74m (max) )

Radiator.

**BEDROOM**

8'5 (max) x 5'11 (max) (2.44m'1.52m (max) x 1.52m'3.35m (max))

Radiator

**BATHROOM**

Panelled bath. Pedestal wash basin. Low level WC. Radiator. Part tiled walls.

**OUTSIDE:**

**PARKING**

There is a offering ample off road parking leading to an integral garage,.

**GARDENS**

The property is garden fronted and approached over an entrance pathway. The private rear garden is low maintenance and is mostly paved.

**TENURE**

Freehold

**COUNCIL TAX**

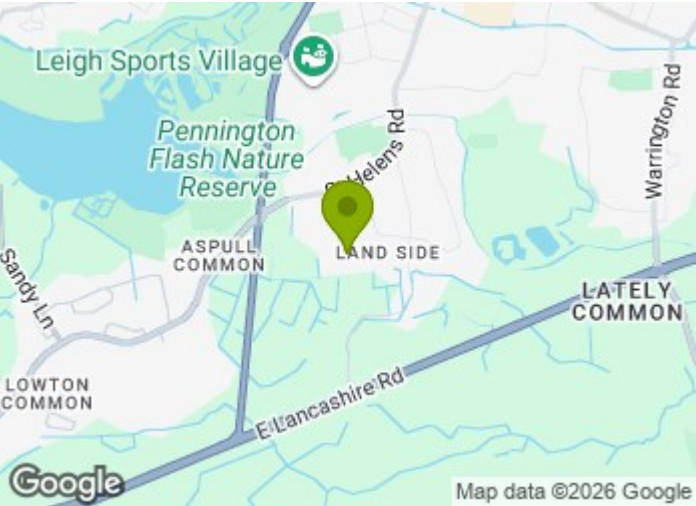
Council Tax Band C

**VIEWING**

By appointment with the agents as overleaf.

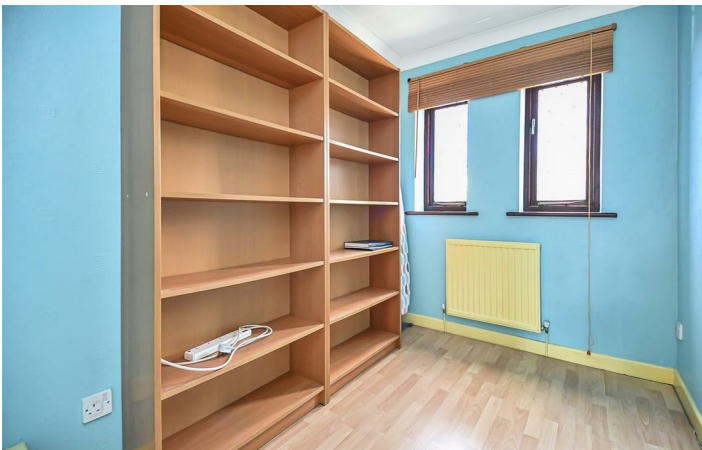
**PLEASE NOTE**

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.



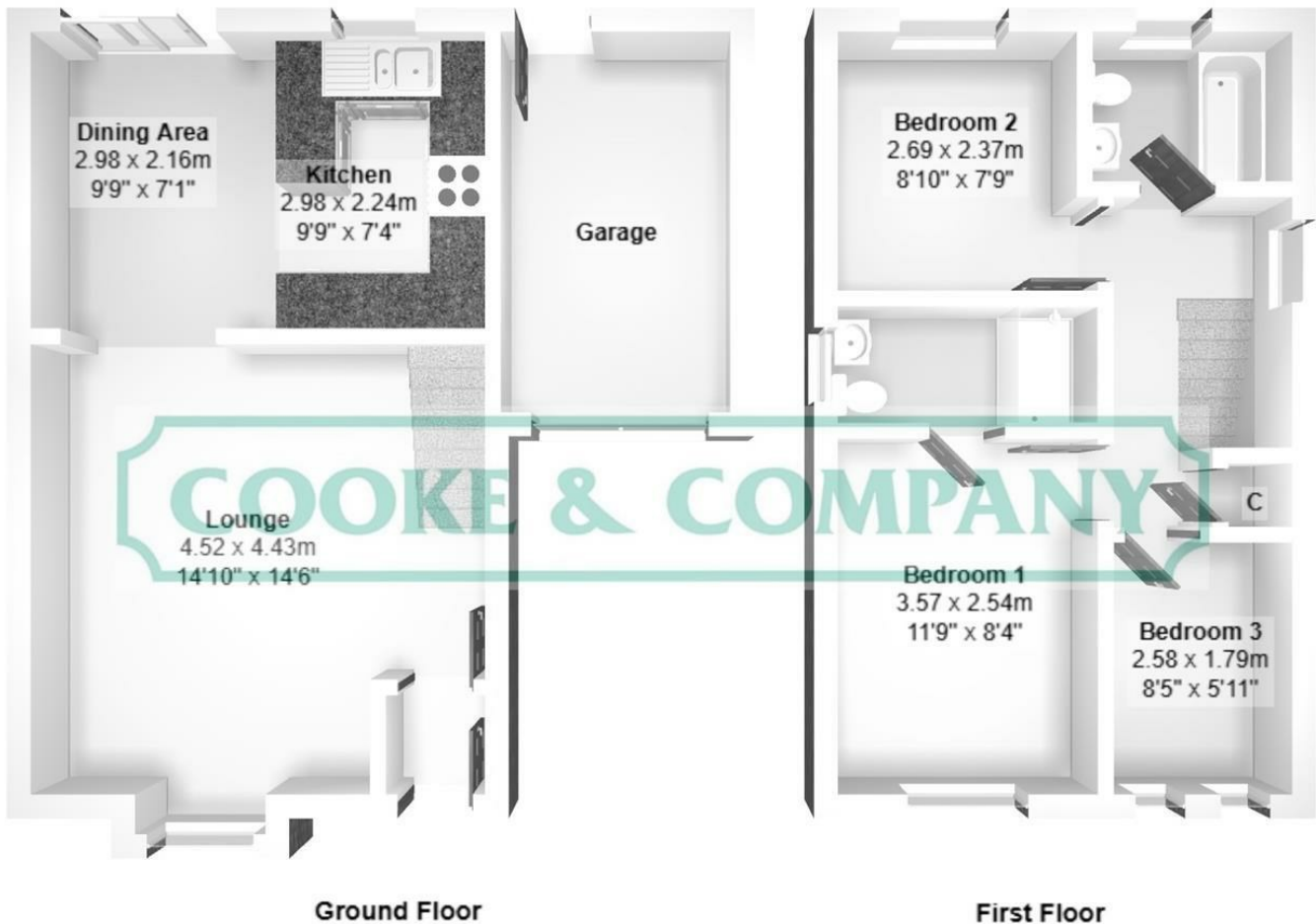
**Directions**

WN7 3LB



Floor Plan

1 Fearnham Close, Pennington



Total Area: 79.9 m<sup>2</sup> ... 860 ft<sup>2</sup>  
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                                   |         | 80                      |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |