COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Chestnut Drive South, Leigh

**Situated in a highly regarded residential location
is this individually constructed detached family home
with three bedrooms master bedroom with en-suite
to include open plan living space on the ground floor
and conservatory overlooking a generous private rear garden
A block paved driveway to the front
leads to the integral garage.**

NO ONWARD CHAIN

Asking Price £305,000

GROUND FLOOR :

ENTRANCE HALL

LOUNGE AND DINING AREA 27'1 (max) x 12'2 (max) (8.26m (max) x 3.71m (max))



Radiator. Double doors to Conservatory.

CONSERVATORY 8'7 (max) x 7'8 (max) (2.62m (max) x 2.34m (max))



Radiator. Double doors to rear.

KITCHEN



Fully fitted with wall and base cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Attractive wall tiling.

INNER HALLWAY

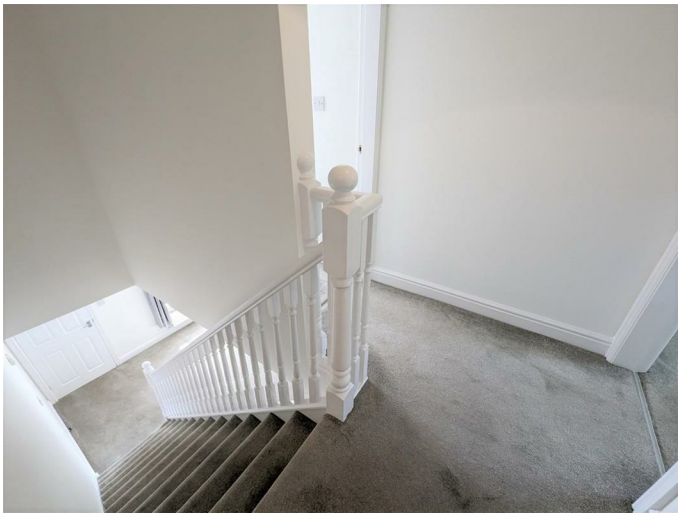
CLOAKROOM/WC



Wash hand basin. Low level WC. Radiator.

FIRST FLOOR :

LANDING



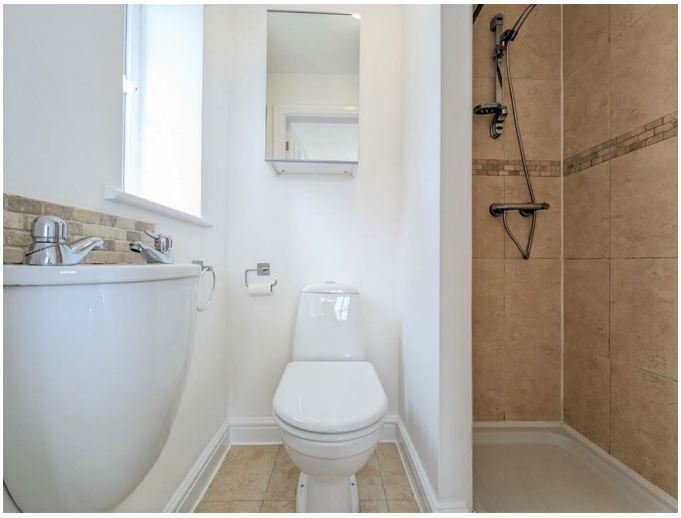
MASTER BEDROOM 12'3 (max) x 10'9 (max) (3.73m (max) x 3.28m (max))





Radiator.

EN SUITE



Shower Enclosure. Low level Wc. Wash hand basin.

BEDROOM 12'3 (max) x 11'3 (max) (3.73m (max) x 3.43m (max))



(L shape Room) Radiator.

BEDROOM 14'8 (max) x 7'6 (max) (4.47m (max) x 2.29m (max))



Radiator.

FAMILY BATHROOM



Panelled bath with shower fitment over bath. Low level WC. Pedestal wash hand basin. Part tiled walls.

OUTSIDE :

The property is approached over an entrance driveway which provides off road parking leading an integral garage.

GARAGE 15'2 (max) x 7'8 (max) (4.62m (max) x 2.34m (max))

Up and over door. Rear personal door.

GARDENS

Gardens are to the front and rear laid to lawn.

TENURE :

Freehold.

COUNCIL AND TAX BAND

Wigan Council Tax Band E.

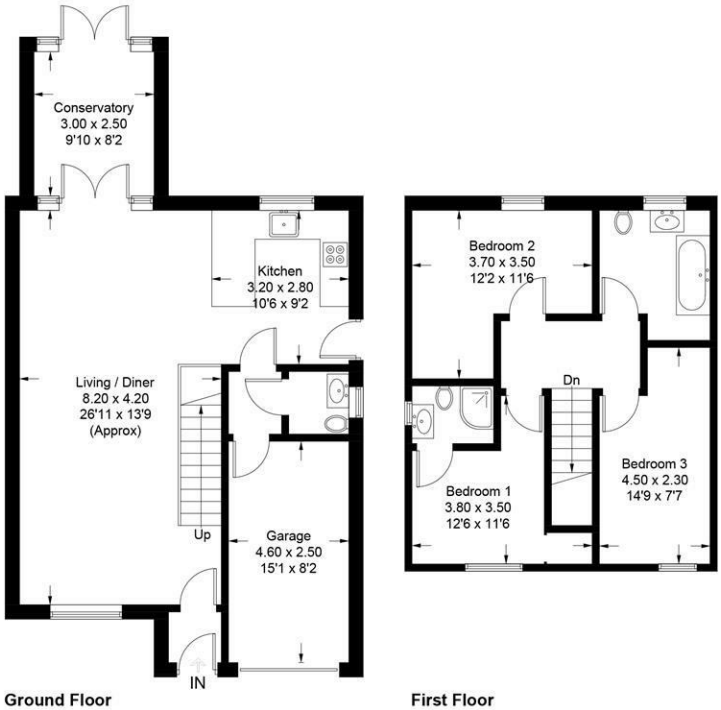
SERVICES (NOT TESTED)

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

156A Chestnut Drive South, Pennington, WN7 3JY

Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft
(Including Garage)



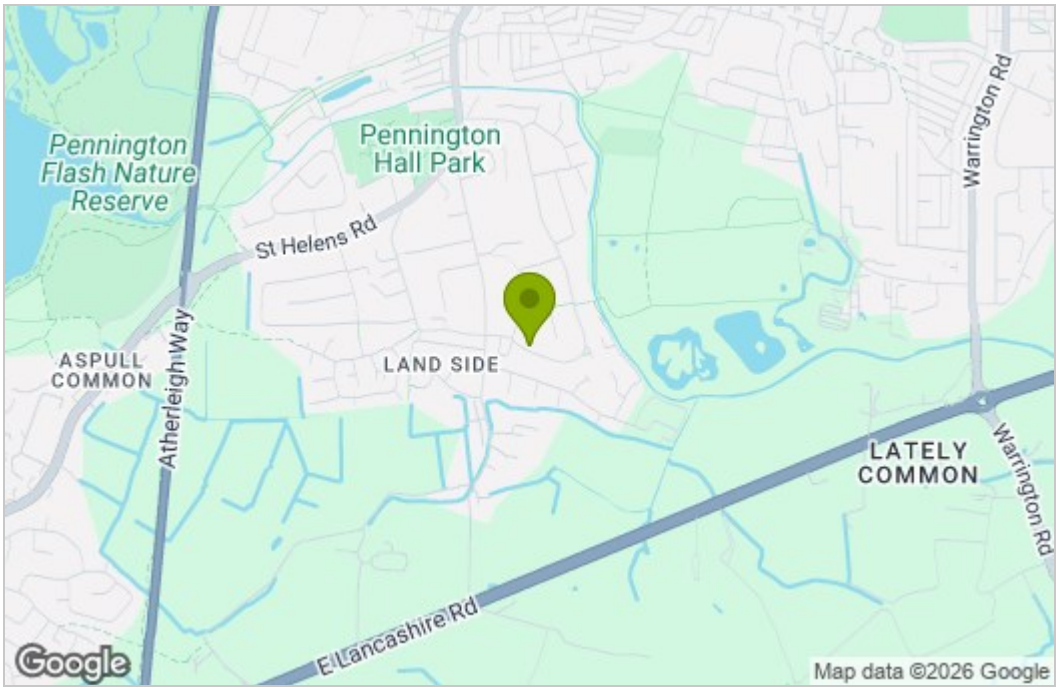
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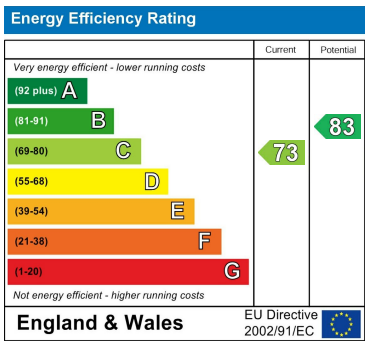
EST. 1994

Illustration for identification purposes only, measurements are approximate,
not to scale. floorplansUsketch.com © (ID970155)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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