

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## St. Helens Road, Leigh

Situated in the heart of Pennington is this extremely spacious three bedroom beautiful semi detached family home to include self contained one bedroom Annex accommodation to the ground floor offering very attractive and extremely well present accommodation over two floors to include ample off road parking to the front and very attractive and spacious gardens to the rear

(THREE BEDROOM HOME WITH SEPARATE SELF CONTAINED FLAT)

**Asking Price £495,000**

# 215 St. Helens Road

## Leigh, WN7 3UB



In further the accommodation comprises:-

### GROUND FLOOR:

#### RECEPTION HALL/SITTING AREA

Feature fireplace with surround. Wooden flooring. Radiator.

#### LOUNGE

15'8 (max) x 13'3 (max) ( 4.57m'2.44m (max) x 3.96m'0.91m (max) )  
Feature fireplace with surround and log burner. Tv point. Wooden flooring. Radiator.

#### DINING ROOM

13'6 (max) x 12'2 (max) ( 3.96m'1.83m (max) x 3.66m'0.61m (max) )  
Wooden flooring. Radiator. Access to Annex. Access to kitchen and conservatory.

#### CONSERVATORY

12'9 (max) x 12'2 (max) ( 3.66m'2.74m (max) x 3.66m'0.61m (max) )  
Double doors to rear gardens. Tv point. Tiled flooring. Radiator.

#### KITCHEN

13'8 (max) x 9'2 (max) ( 3.96m'2.44m (max) x 2.74m'0.61m (max) )  
Fully fitted modern kitchen with base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Oven hob and modern extractor fan. Door to outside.

### FIRST FLOOR:

#### LANDING

#### BEDROOM

13'9 (max) x 12'6 (max) ( 3.96m'2.74m (max) x 3.66m'1.83m (max) )  
Wooden flooring. Radiator.

#### BEDROOM

15'11 (max) x 13'3 (max) ( 4.57m'3.35m (max) x 3.96m'0.91m (max) )  
Fully fitted wardrobes. Radiator.

#### BEDROOM

12'3 (max) x 9'3 (max) ( 3.66m'0.91m (max) x 2.74m'0.91m (max) )  
Radiator.

#### FAMILY BATHROOM

Panelled Jacuzzi bath tub. Pedestal wash hand basin. Low level WC.  
Mostly tiled walls. Feature tiled flooring. Radiator.

#### ANNEX –

Access via the dining room of main house. The Annex also has its own separate front entrance to the side of the property.

#### KITCHEN

12'6 (max) x 5'11 (max) ( 3.66m'1.83m (max) x 1.52m'3.35m (max) )  
Fitted with wall and base cupboards. Sink unit with mixer taps. Gas cooker point. Plumbing for washing machine.

#### SHOWER ROOM

Wet room style shower. Pedestal wash hand basin. Low level Wc.

#### LOUNGE

14'7 (max) x 10'8 (max) ( 4.27m'2.13m (max) x 3.05m'2.44m (max) )  
Tv point. Radiator.

#### CONSERVATORY

11'1 (max) x 9'7 (max) ( 3.35m'0.30m (max) x 2.74m'2.13m (max) )  
Double doors to rear gardens. Tv point. Radiator.

#### BEDROOM

12'5 (max) x 10'2 (max) ( 3.66m'1.52m (max) x 3.05m'0.61m (max) )  
Radiator.

#### OUTSIDE:

#### PARKING

The property is approached over an entrance driveway which provides ample off road parking to the front.

#### GARDENS

The gardens are to the rear, very attractive, mainly laid to lawn with well stocked flowerbeds and borders and feature patio area.

#### TENURE

Leasehold.

#### COUNCIL TAX BAND

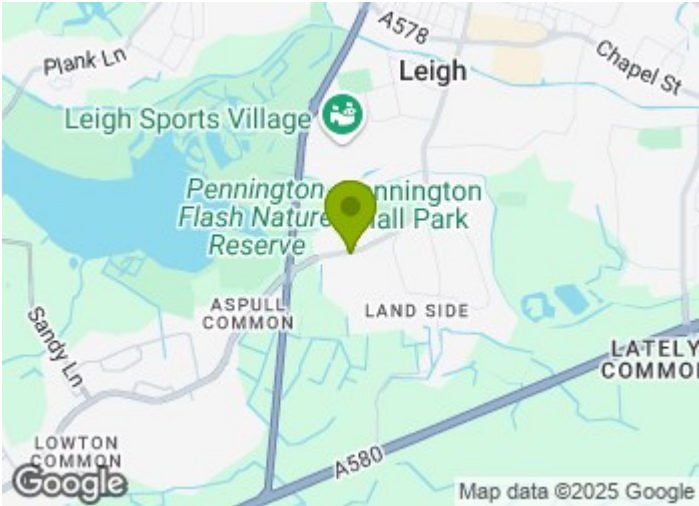
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#### VIEWING

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.



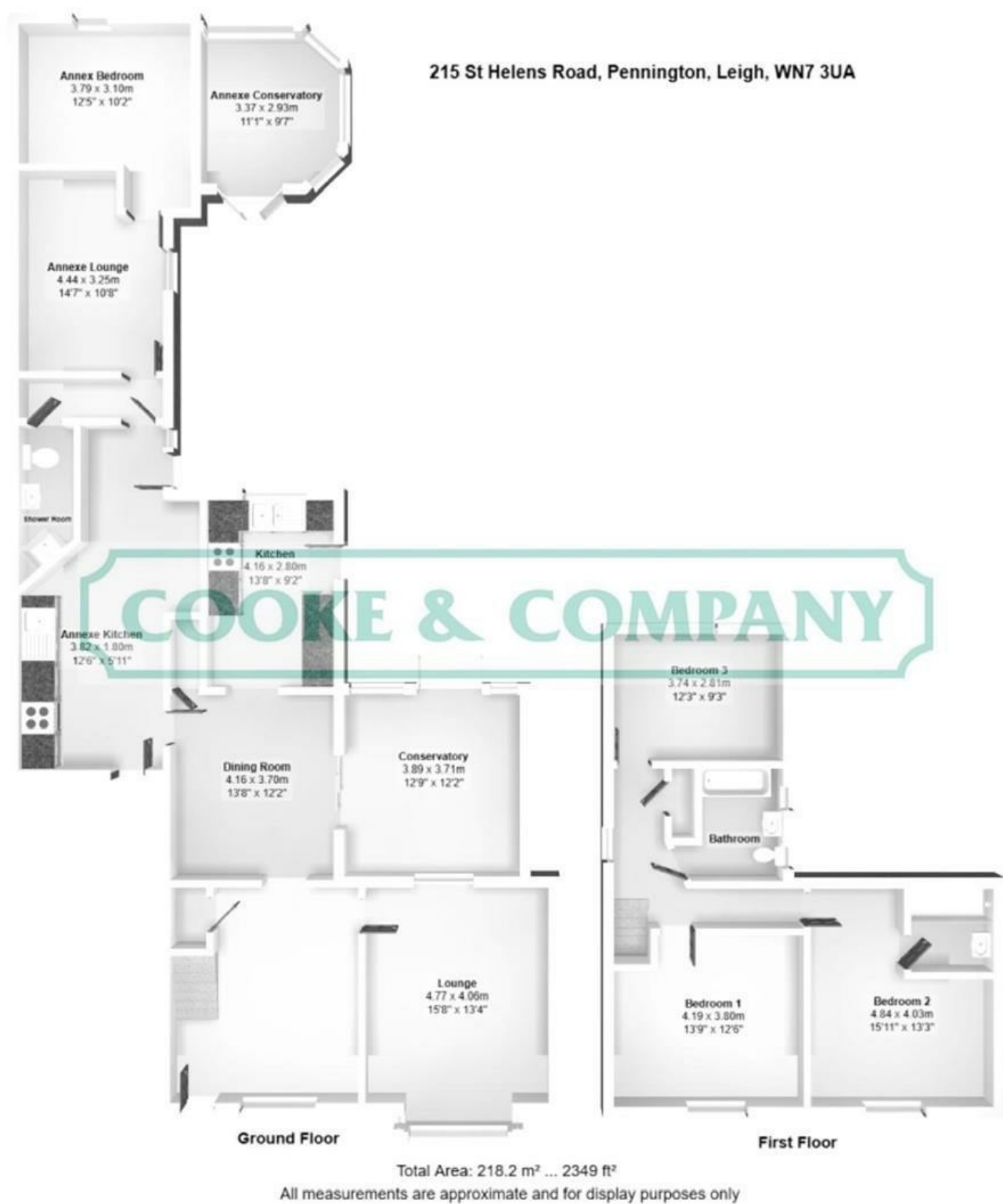
### Directions

Sat Nav Ref: WN7 3UB





Floor Plan



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