

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Meadow Beck, Leigh

Situated within a modern development and in an established and highly regarded location is this spacious four-bedroom detached family home on a large corner plot with open views offering tastefully decorated and very attractive accommodation over three floors with off road parking, and established gardens to the front and rear

Asking Price £399,995

9 Meadow Beck

Leigh, WN7 3QZ



- SITUATED ON A MODERN DEVELOPMENT
- NO CHAIN
- OPEN VIEWS
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

CLOAKROOM

Wash hand basin. Low level WC. Radiator.

LOUNGE

16'6 (max) x 11'0 (max) (4.88m'1.83m (max) x 3.35m'0.00m (max))
Media wall. Radiator

KITCHEN/DINING ROOM

16'7 (max) x 9'2 (max) (4.88m'2.13m (max) x 2.74m'0.61m (max))
Fully fitted kitchen with wall and base cupboards. Sink unit. Oven. Gas hob and extractor hood. Integrated fridge freezer. Plumbing for washing machine. Radiator

FAMILY ROOM

16'1 (max) x 8'4 (max) (4.88m'0.30m (max) x 2.44m'1.22m (max))
TV point. Radiator. Feature fire. Bi fold doors.

FIRST FLOOR:

LANDING:

BEDROOM

16'7 (max) x 11'2 (max) (4.88m'2.13m (max) x 3.35m'0.61m (max))
Radiator. Juliet balcony

ENSUITE

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

BEDROOM

10'9 (max) x 9'2 (max) x 9'1 (max) (3.05m'2.74m (max) x 2.74m'0.61m (max) x 2.74m'0.30)
Radiator.

BATHROOM

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

SECOND FLOOR:

BEDROOM

13'11 (max) x 11'2 (max) (3.96m'3.35m (max) x 3.35m'0.61m (max))
Velux window. Radiator.

BEDROOM

13'11 (max) x 9'2 (max) (3.96m'3.35m (max) x 2.74m'0.61m (max))
Radiator.

SHOWER ROOM

Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Velux window

OUTSIDE:

PARKING

There is a driveway to the side of the property which offers off road parking.

GARDENS

The property is garden fronted. The private rear garden is mostly laid to lawn with patio area and planted borders.

TENURE

Freehold

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.

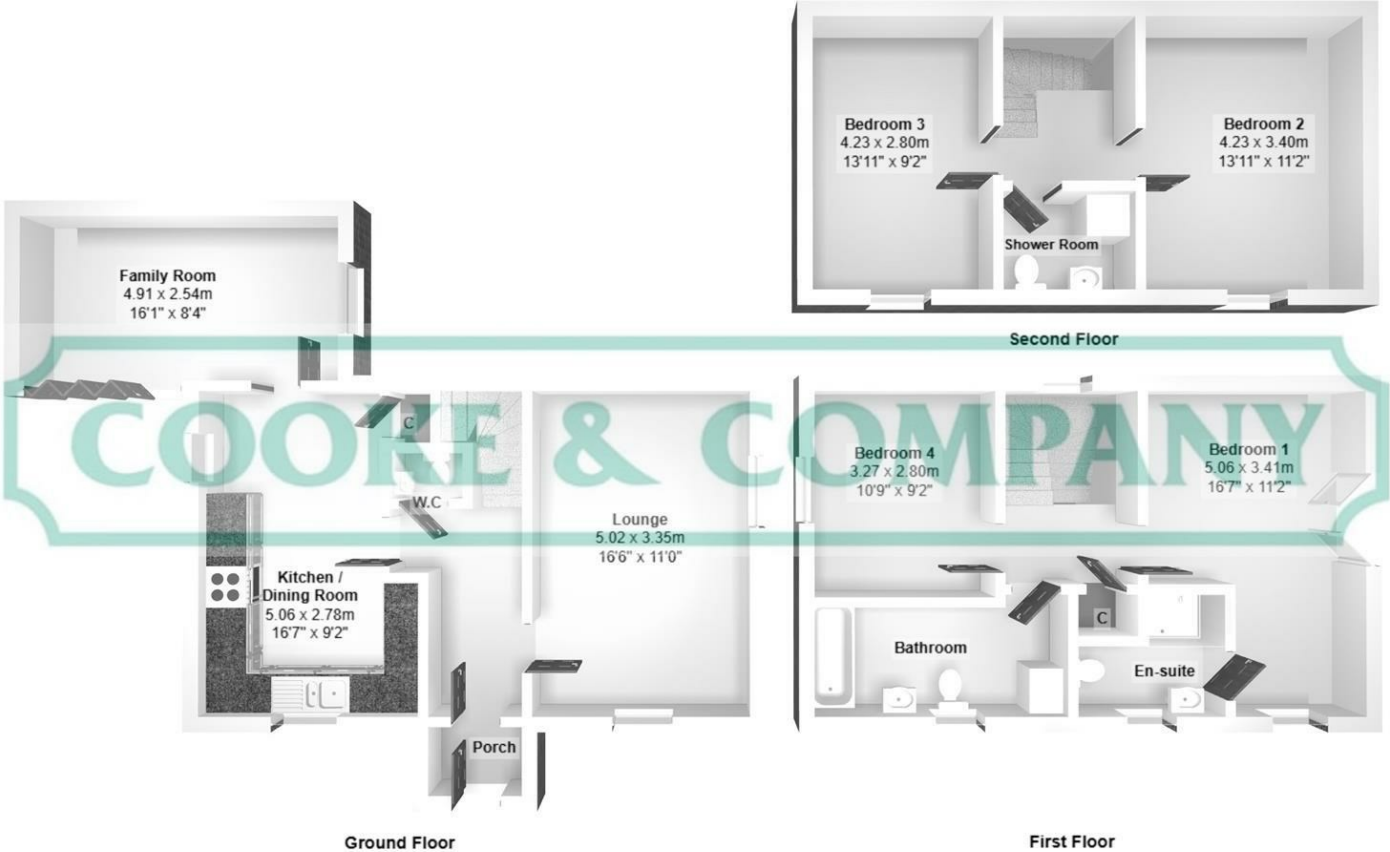


Directions
WN7 3QZ



Floor Plan

9 Meadow Beck, Pennington



Total Area: 135.8 m² ... 1462 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		
	77	85
England & Wales		
EU Directive 2002/91/EC		