

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Parkedge Close, Leigh

Situated in a very popular and sought after location is this very attractive and beautifully presented modern three storey mid mews townhouse in a cul de sac location with four bedrooms. To the rear there is a lovely private garden which is not overlooked from the rear.

**Asking Price £260,000**

# 47 Parkedge Close

Leigh, WN7 3UR



• POPULAR AND SOUGHT AFTER AREA

• CUL DE SAC LOCATION

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### BEDROOM/SITTING ROOM:

15'8 (max) x 7'7 (max) (4.57m'2.44m (max) x 2.13m'2.13m (max))

Radiator

### BEDROOM

9'0 (max) x 8'2 (max) (2.74m'0.00m (max) x 2.44m'0.61m (max) )

Radiator

### UTILITY ROOM

6'2 (max) x 5'3 (max) (1.83m'0.61m (max) x 1.52m'0.91m (max) )

Sink unit and base cupboards. Plumbing for washing machine. Radiator. Door to rear of property

### SHOWER ROOM

Shower cubicle. Pedestal wash basin. Low level WC. Radiator.

## FIRST FLOOR:

### LANDING

Radiator

### LOUNGE

14'6 (max) x 13'9 (max) (4.27m'1.83m (max) x 3.96m'2.74m (max) )

Feature fire and surround. TV Point. Radiator. Balcony

## KITCHEN WITH DINING AREA

11'7 (max) x 7'7 (max) (3.35m'2.13m (max) x 2.13m'2.13m (max) )

Very attractive and fully fitted kitchen. Inset sink with mixer tap. Integrated oven. Gas hob and extractor hood. Radiator.

## SECOND FLOOR:

### BEDROOM

12'8 (max) x 8'7 (max) (3.66m'2.44m (max) x 2.44m'2.13m (max) )

Radiator.

### ENSUITE

5'5 (max) x 5'2 (max) (1.52m'1.52m (max) x 1.52m'0.61m (max) )

Shower cubicle. Vanity wash hand basin. Low level WC. Heated Towel Radiator.

### BEDROOM

11'0 (max) x 10'8 (max) (3.35m'0.00m (max) x 3.05m'2.44m (max) )

Radiator.

### BATHROOM

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

### OUTSIDE:

Off road parking is to the front of the property.

## GARDENS

The property has a very attractive private garden to the rear with well stocked beds and borders.

## TENURE

Leasehold

## COUNCIL TAX

Wigan 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.

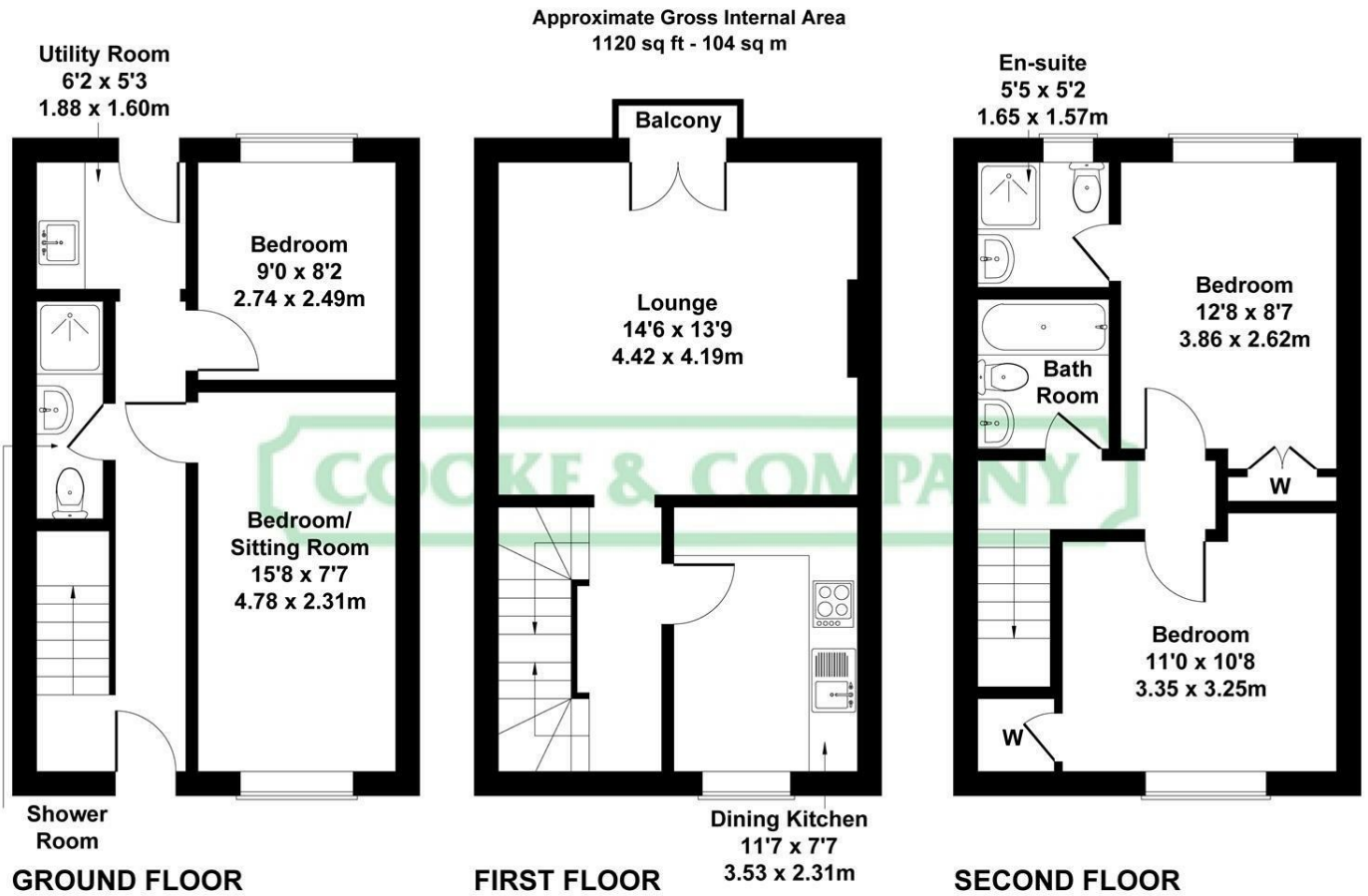


## Directions

WN7 3UR



# Floor Plan



Not to Scale. Produced by The Plan Portal 2026  
For Illustrative 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		88
(81-91)	B		
(69-80)	C	77	
(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	