

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



The Pines, Leigh

Situated in a highly regarded location and in a much sought after residential area is this large four bedroom detached family home offering very attractive and spacious accommodation over two floors with large family kitchen, conservatory, gardens to the front and rear including double garage and associated off road parking

Asking Price £429,950

GROUND FLOOR :
ENTRANCE HALL
CLOAKROOM/WC



Vanity built in wash hand basin. Low level WC. Radiator.

STUDY 8'6 (max) x 6'9 (max) (2.59m (max) x 2.06m (max))
Radiator.

LOUNGE/DINING ROOM 23'8 (max) x 11'10 (max) (7.21m (max) x 3.61m (max))



Attractive fireplace with log burner style fire. Radiator x 2.

CONSERVATORY 14'7 (max) x 9'9 (max) (4.45m (max) x 2.97m (max))



Double doors to rear garden.

KITCHEN 19'5 (max) x 13'11 (max) (5.92m (max) x 4.24m (max))



Stunning family kitchen fully fitted with base cupboards and wall units. Quality work surfaces. Inset sink with mixer tap. Gas cooker point. Extractor hood.

FIRST FLOOR :

LANDING

MASTER BEDROOM 14'3 (max) x 12'0 (max)
(4.34m (max) x 3.66m (max))



Fitted Wardrobes. Radiator.

EN-SUITE



Shower cubicle, pedestal wash basin, low level WC. Radiator. Mostly tiled walls and ceramic tiled floor.

BEDROOM 14'2 (max) x 9'2 (max) (4.32m (max) x 2.79m (max))



Radiator.

BEDROOM 9'3 (max) x 6'5 (max) (2.82m (max) x 1.96m (max))

Radiator.

BEDROOM 9'3 (max) x 6'5 (max) (2.82m (max) x 1.96m (max))



Radiator.

BATHROOM



Freestanding bath. Built in wash hand basin and low level Wc. Heated Towel Radiator. Part tiled walls and tiled floor.

OUTSIDE :

DETACHED DOUBLE GARAGE

The property has the benefit of a detached double garage.

GARDENS



There are gardens to the front, side and rear. Private rear garden with lawn and decking patio area.

COUNCIL AND TAX BAND

Wigan Council Tax Band E.

TENURE :

Freehold.

SERVICES (NOT TESTED)

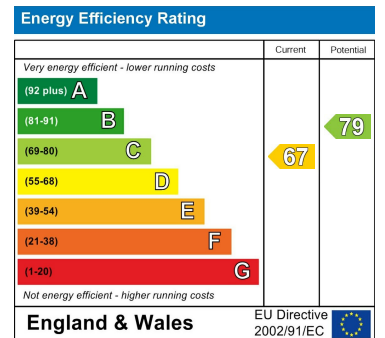
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Floor Plan

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

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk