

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pickley Court, Leigh

Situated in a quiet cul de sac in a very popular residential location is this modern four bedroom detached family home offering well proportioned living accommodation over two floors with generous outside space including front and rear gardens and detached garage providing off road parking.

Offers In Excess Of £329,995

21 Pickley Court

Leigh, WN7 5HL



In further detail the property comprises: -

ENTRANCE

DOWNSTAIRS W/C

Low level W.C., hand wash basin, radiator, part tiled walls.

LIVING ROOM

15'10"(max) x 10'9"(max) (4.85m(max) x 3.30m(max))
Tv Point, radiator, feature fireplace with electric fire, French windows leading to rear garden.

STUDY

10'2"(max) x 9'0"(max) (3.11(max) x 2.76(max))
Fitted cupboards and drawers, Radiator

KITCHEN/DINING ROOM

21'5"(max) x 8'0"(max) (6.54m(max) x 2.45m(max))
Fully fitted kitchen with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Plumbing for washing machine. Oven. Gas hob with extractor over. Part tiled walls.

FIRST FLOOR

BEDROOM ONE

11'5"(max) x 11'5"(max) (3.50m(max) x 3.50m(max))
Fitted wardrobes, Radiator

EN-SUITE

Low level W.C., hand wash basin, shower cubicle, radiator, part tiled walls.

BEDROOM TWO

11'5"(max) x 9'2"(max) (3.50m(max) x 2.81m(max))
Radiator.

BEDROOM THREE

9'10"(max) x 9'7"(max) (3.01m(max) x 2.93m(max))
Radiator.

BEDROOM FOUR

9'8"(max) x 6'0"(max) (2.95m(max) x 1.84m(max))
Radiator.

BATHROOM

Three piece suite comprising of low level W.C., hand wash basin, panel path with shower over, radiator, part tiled walls.

OUTSIDE

GARAGE

A paved driveway leads to a detached garage providing ample off road parking.

FRONT GARDEN

A low maintenance paved garden is to the front of the property.

REAR GARDEN

To the rear is an enclosed garden mainly laid to lawn with a decked patio area perfect for entertaining,

TENURE

Leasehold

COUNCIL TAX

Wigan Council Tax Band D

VIEWINGS

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.

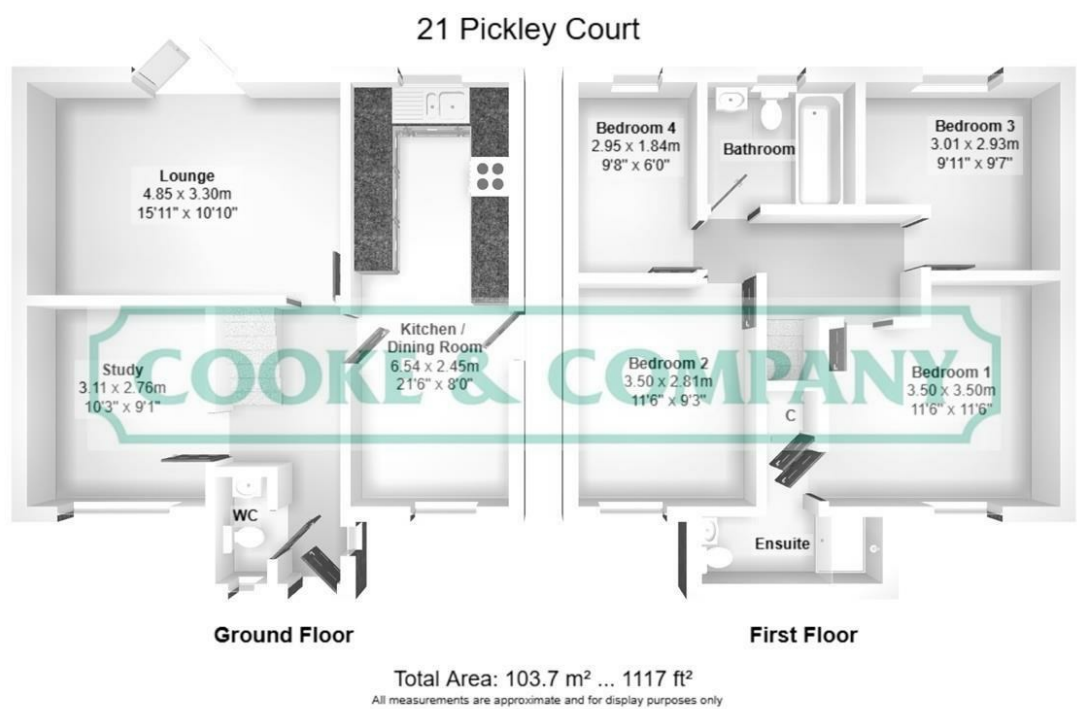


Directions

Sat Nav WN7 5HL



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) A		
(81-91) B		87
(69-80) C	76	
(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	