

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Moreton Drive, Pennington

Situated on one of Pennington's highly regarded roads and in a much sought after cul de sac position is this spacious, well presented detached four bedroom true bungalow with well maintained private gardens and stunning views over a rural setting to include a conservatory and double garage

Asking Price £465,000

11 Moreton Drive

Pennington, Pennington, WN7 3NF



In further the accommodation comprises:-

ENTRANCE HALL
All rooms leading from the hallway. Double glazed door to the side elevation. Radiator. Double French doors leading to the lounge.

LOUNGE
16'5 (max) x 11'3 (max) (4.88m'1.52m (max) x 3.35m'0.91m (max))
Feature open fascia brick fireplace with an inset multi fuel burner. Tiled hearth. 2 x Radiators. Glazed internal arch door leading to the breakfasting kitchen.

BREAKFASTING KITCHEN
22'3 (max) x 9'6(max) (6.71m'0.91m (max) x 2.74m'1.83m(max))
UPVC stable style door. Double French doors leading to the conservatory. Fully fitted with wall and base units. Work surfaces. Sink with mixer taps. 5 ring gas hob. Built in electric oven. Overhead extractor chimney hood. Contemporary radiator. Freestanding American fridge freezer. Washing machine. Tumble dryer. Dishwasher.

CONSERVATORY
12'5 (max) x 11'3 (max) (3.66m'1.52m (max) x 3.35m'0.91m (max))
French doors leading to the garden. Ceramic floor tiles. 2 x radiators. Currently being used as a dining room.

MASTER BEDROOM
20'8 (max) x 9'6 (max) (6.10m'2.44m (max) x 2.74m'1.83m (max))
Fitted modern wardrobes expanding into the dressing room area with further fitted modern wardrobes and storage solutions to either side of the master suite. Radiator. Door leading to the ensuite.

ENSUITE WET ROOM
Modern fitted suite comprising of a pedestal wash hand basin with mixer taps. Low level WC. Fully tiled walls. Wet room tiled flooring. Heated towel rail.

BEDROOM
11'3 (max) x 10'10 (max) (3.35m'0.91m (max) x 3.05m'3.05m (max))
Radiator.

BEDROOM
11'9 (max) x 7'9 (max) (3.35m'2.74m (max) x 2.13m'2.74m (max))
Radiator.

BEDROOM
8'10 (max) x 7'9 (max) (2.44m'3.05m (max) x 2.13m'2.74m (max))
Radiator.

BATHROOM
Modern fitted bathroom comprising of a panelled bath with overhead shower fitment. Glass shower screen. Pedestal hand wash basin with mixer tap. Low level WC. Modern wall and floor tiles. Heated towel rail.

OUTSIDE
The property enjoys superb open aspects to the front. The private gardens are mainly laid to lawn with mature plants and shrubs to the front and rear of the house. There is a garden tap outside the back door. The driveway provides ample off road parking and leads to a double garage with up and over doors.

GARAGE
Double garage with up and over doors. Full power

TENURE
Freehold

COUNCIL TAX
Council Tax Band E

VIEWING
By appointment with the agents as overleaf.

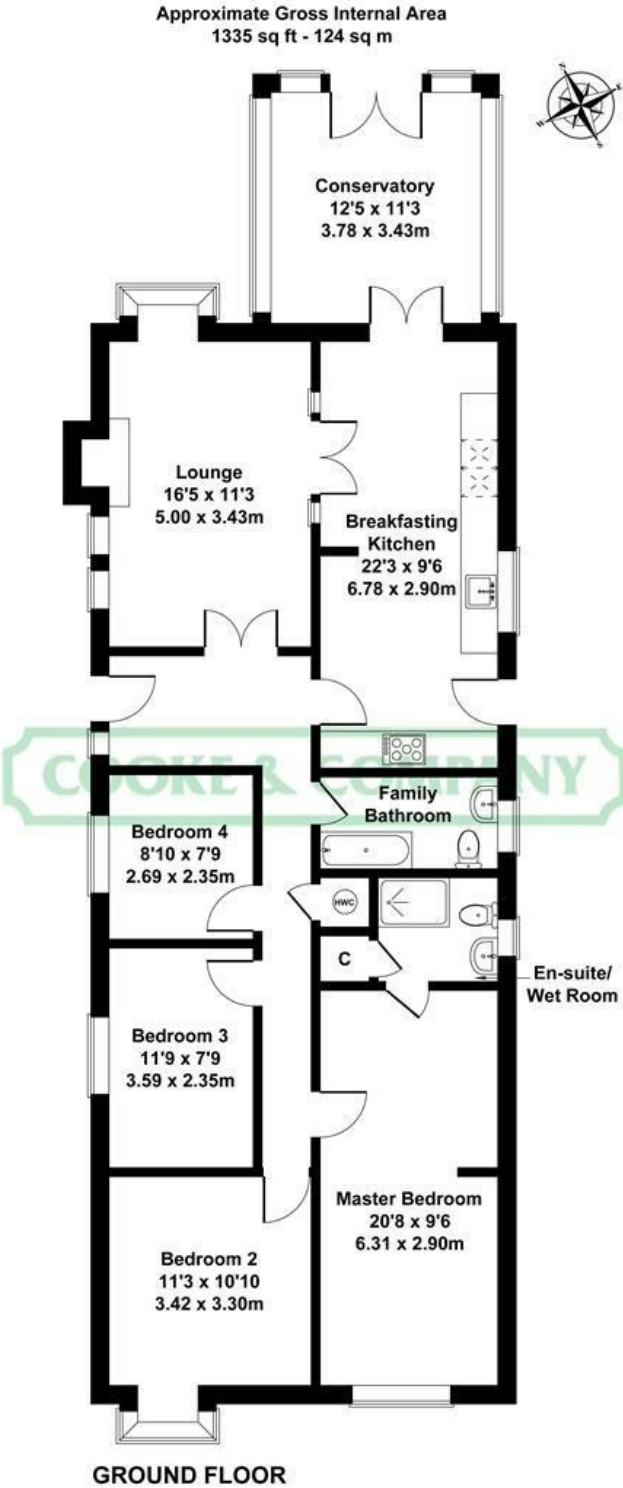
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to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



Directions
WN7 3NF



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 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		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC