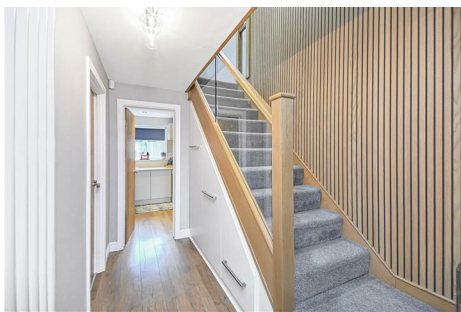


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## The Pines, Pennington

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 living accommodation over two floors with gardens to the front and rear including a double garage and off road parking

**Asking Price £535,000**

# 8 The Pines

## Pennington, WN7 3JS



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL**

Under stairs storage cupboards. Vertical modern radiator.

**CLOAKROOM/WC**

Wash hand basin. Low level WC. Heated towel rail.

**LOUNGE**

14'0 (max) x 12'1 (max) (4.27m'0.00m (max) x 3.66m'0.30m (max) )  
Bay window. TV point. Vertical modern radiator.

**SITTING ROOM**

10'9 (max) x 9'0 (max) (3.05m'2.74m (max) x 2.74m'0.00m (max) )  
Vertical radiator. French doors to rear of property.

**KITCHEN**

16'5 (max) x 8'10 (max) (4.88m'1.52m (max) x 2.44m'3.05m (max) )  
Fully fitted modern kitchen with wall and base units. Double oven. Sink with mixer tap. Wine cooler. Hob. Extractor. Integrated fridge freezer.

**FAMILY ROOM**

15'9 (max) x 10'3 (max) (4.57m'2.74m (max) x 3.05m'0.91m (max) )  
TV point. Vertical modern radiator. Modern feature fire. Bi fold doors to rear of property.

**UTILITY ROOM**

Fitted wall and base units. Plumbing for washing machine.

**FIRST FLOOR**

**LANDING:**

**BEDROOM**

15'6 (max) x 12'7 (max) (4.57m'1.83m (max) x 3.66m'2.13m (max) )  
Fitted wardrobes and units. TV point. Vertical modern radiator. Bay window

**EN-SUITE**

Large shower cubicle. Built in vanity wash basin Low level WC. Fully tiled.

**BEDROOM**

12'3 (max) x 10'9 (max) (3.66m'0.91m (max) x 3.05m'2.74m (max) )  
Fitted wardrobes and units. TV point. Radiator.

**BEDROOM**

12'1 (max) x 9'1 (max) (3.66m'0.30m (max) x 2.74m'0.30m (max) )  
Fitted wardrobes. TV point. Radiator..

**BEDROOM**

10'9 (max) x 7'11 (max) (3.05m'2.74m (max) x 2.13m'3.35m (max) )  
TV point. Radiator.

**BATHROOM**

Panelled bath with overhead shower fitment. Pedestal wash basin and low level WC. Heated Towel Radiator. Fully tiled..

**OUTSIDE:**

**DOUBLE GARAGE**

The property has the benefit of a double garage.

**GARDENS**

The front garden is mainly laid to lawn with established plants and shrubs. To the rear is a large fully fenced private garden which is mainly laid to lawn with raised flower beds and a paved patio area.

**COUNCIL TAX**

Wigan Council Tax Band E

**TENURE**

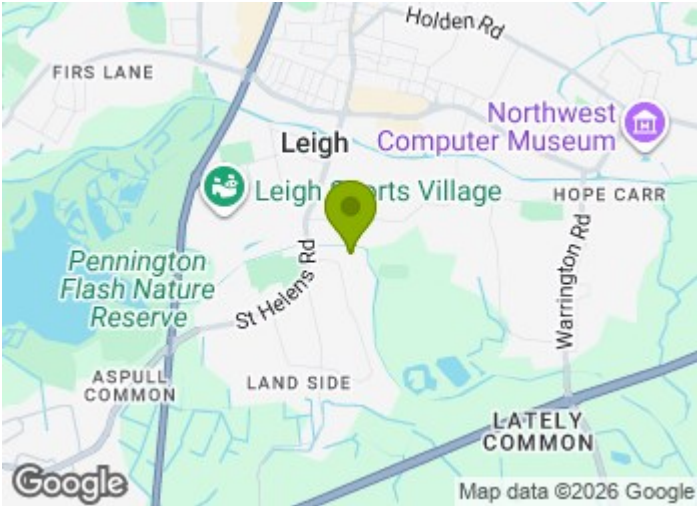
Freehold

**VIEWING**

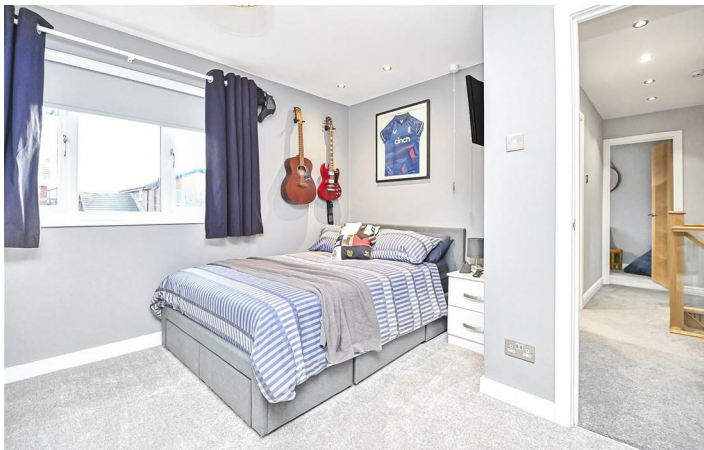
By appointment with the agents as overleaf.

**PLEASE NOTE**

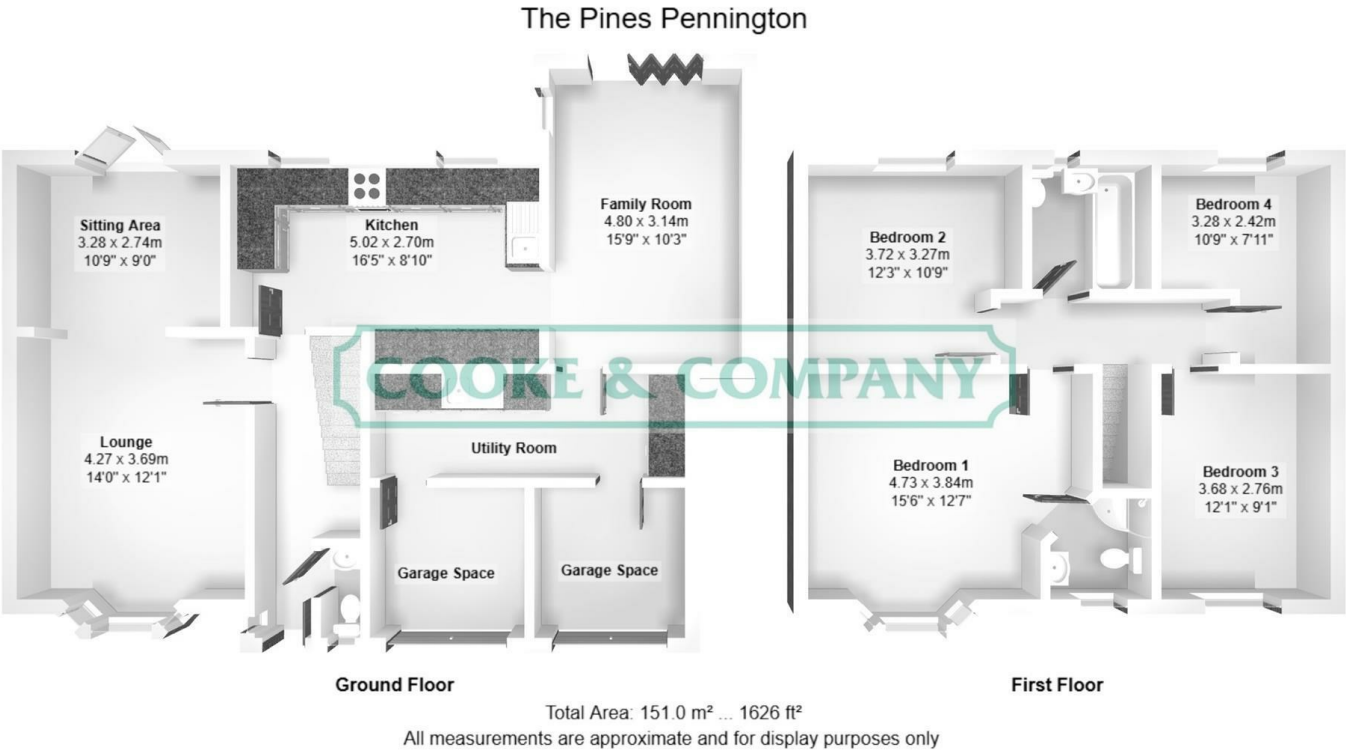
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



**Directions**  
WN7 3JS



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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Tel: 01942 603000 Email: info@cookeandcompany.co.uk

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 84                      |
| (69-80) C                                   | 75      |                         |
| (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 |