

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Chestnut Drive South, Leigh

Situated in a highly regarded residential location is this individually constructed detached family home with three bedrooms master bedroom with en-suite to include open plan living space on the ground floor and conservatory overlooking a generous private rear garden A block paved driveway to the front leads to the integral garage.

NO ONWARD CHAIN

**Asking Price £325,000**

## GROUND FLOOR :

### ENTRANCE HALL

**LOUNGE AND DINING AREA 27'1 (max) x 12'2 (max) (8.26m (max) x 3.71m (max) )**



Radiator. Double doors to Conservatory.

**CONSERVATORY 8'7 (max) x 7'8 (max) (2.62m (max) x 2.34m (max) )**



Radiator. Double doors to rear.

## KITCHEN



Fully fitted with wall and base cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Attractive wall tiling.

### INNER HALLWAY

### CLOAKROOM/WC



Wash hand basin. Low level WC. Radiator.

## FIRST FLOOR :

## LANDING



**BEDROOM 12'3 (max) x 11'3 (max) (3.73m (max) x 3.43m (max) )**

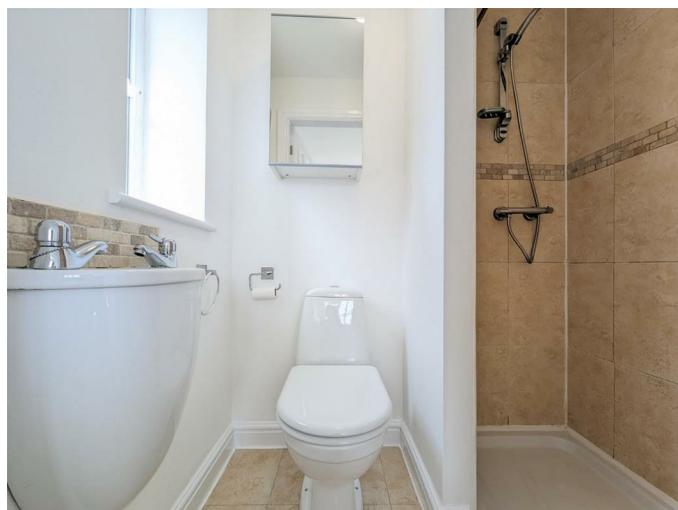


**MASTER BEDROOM 12'3 (max) x 10'9 (max) (3.73m (max) x 3.28m (max) )**



Radiator.

## EN SUITE



Shower Enclosure. Low level Wc. Wash hand basin.

(L shape Room) Radiator.

**BEDROOM 14'8 (max) x 7'6 (max) (4.47m (max) x 2.29m (max) )**



Radiator.

## FAMILY BATHROOM



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

**OUTSIDE :**

The property is approached over an entrance driveway which provides off road parking leading an integral garage.

**GARAGE 15'2 (max) x 7'8 (max) (4.62m (max) x 2.34m (max) )**

Up and over door. Rear personal door.

**GARDENS**

Gardens are to the front and rear laid to lawn.

**TENURE :**

Freehold.

**COUNCIL AND TAX BAND**

Wigan Council Tax Band E.

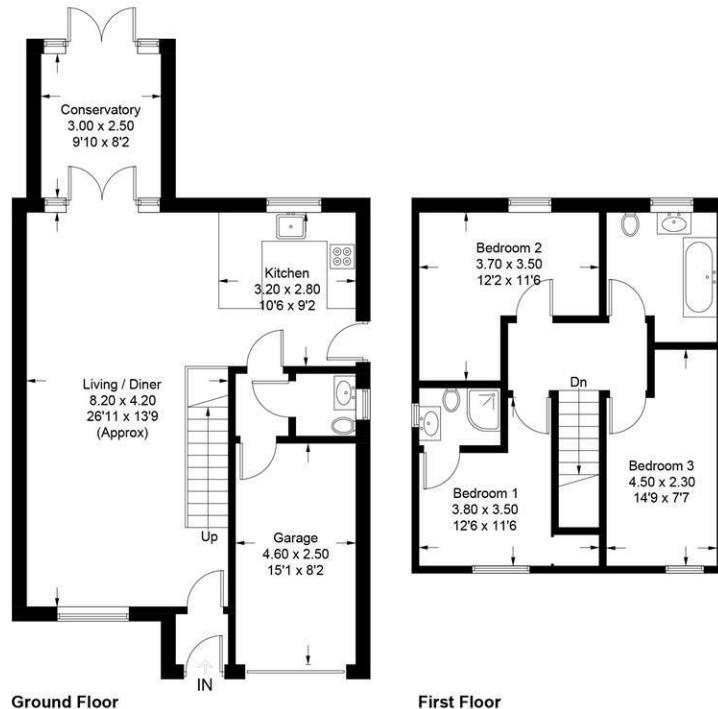
**SERVICES (NOT TESTED)**

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

### 156A Chestnut Drive South, Pennington, WN7 3JY

Approximate Gross Internal Area = 115.0 sq m / 1238 sq ft  
(Including Garage)



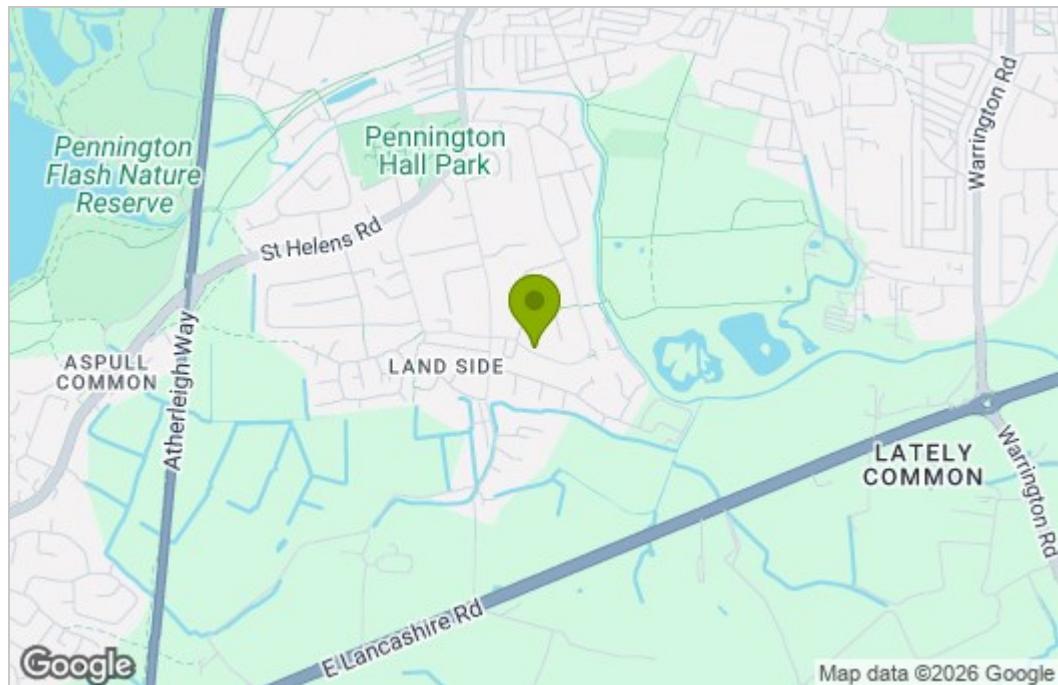
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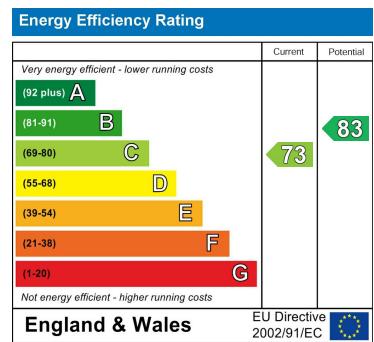
EST. 1994

Illustration for identification purposes only, measurements are approximate,  
not to scale. floorplansUsketch.com © (ID970155)

## 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.