

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Chestnut Avenue, Pennington

Situated in the heart of Pennington is this very attractive five bedroom detached family home offering excellent sized family accommodation within this generous plot over two floors to include gated off road parking leading to a double garage along with attractive gardens to the front and rear

Asking Price £479,950

Chestnut Avenue

Pennington, WN7 3JN



- SITUATED IN THE HEART OF PENNINGTON
- NEW CARPETS & FLOORING THROUGHOUT
- POTENTIAL TO CREATE FURTHER LIVING SPACE
- VIEWING HIGHLY RECOMMENDED
- REDECORATED THROUGHOUT

In further detail the property includes: On the ground floor: entrance hall, sitting room, lounge/dining area, cloakroom/WC, conservatory and kitchen. Whilst on the first floor there are five bedrooms and family bathroom/WC. New internal hardwood doors have been fitted throughout. The property is heated by gas central heating (new combi boiler recently installed) and benefits from double glazing.

GROUND FLOOR

ENTRANCE HALL

New front door. Radiator

CLOAKROOM/WC

Wash hand basin. Low level WC. Part tiled walls

SITTING ROOM

11'0 (max) x 8'8 (max) (3.35m (max) x 2.64m (max))
Radiator.

LOUNGE

25'4 (max) x 12'6 (max) (7.72m (max) x 3.81m (max))
TV point. Attractive fireplace with surround. Radiator.

DINING AREA

10'3 (max) x 9'5 (max) (3.12m (max) x 2.87m (max))
Radiator. Doors to conservatory

CONSERVATORY

19'7 (max) x 8'6 (max) (5.97m (max) x 2.59m (max))
Double doors to rear gardens/patio area. Radiator. Tiled flooring.

KITCHEN

10'3 (max) x 15'3 (max) (3.12m (max) x 4.65m (max))
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Granite worktops. Part tiled walls. Integrated dishwasher. Extractor hood. Storage cupboard. Walk in storage area (under stairs) Tiled flooring. Radiator.

FIRST FLOOR:

LANDING

Large landing with feature window view. Radiator

BEDROOM

12'3 (max) x 10'2 (max) (3.73m (max) x 3.10m (max))
Radiator. Fitted wardrobes and drawers.

BEDROOM

12'3 (max) x 12'4 (max) (3.73m (max) x 3.76m (max))
2 x fitted wardrobes. Radiator.

BEDROOM

8'0 (max) x 4'9 (max) (2.44m (max) x 1.45m (max))
Radiator.

BEDROOM

10'4 (max) x 8'9 (max) (3.15m (max) x 2.67m (max))
Radiator.

BEDROOM

9'9 (max) x 8'9 (max) (2.97m (max) x 2.67m (max))
Radiator.

FAMILY BATHROOM

8'8 (max) x 5'3 (max) (2.64m (max) x 1.60m (max))
Modern newly refurbished bathroom. Panelled bath. Enclosed shower cubicle. Vanity built in wash hand basin with storage. Low level WC. Heated towel rail.

OUTSIDE:

DOUBLE GARAGE

19'7 (max) x 17'2 (max) (5.97m (max) x 5.23m (max))
The property is approached over a newly laid entrance driveway which

provides off road parking to the front via double gates leading to the attached double garage. The garage is complete with power and lighting.

GARDENS

The front garden is mainly paved with borders and to the rear there is a south facing garden with 2 x patio areas and a large garden which has recently been laid with new turf. In addition there is a large locked storage area to the side of the house.

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band F

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.

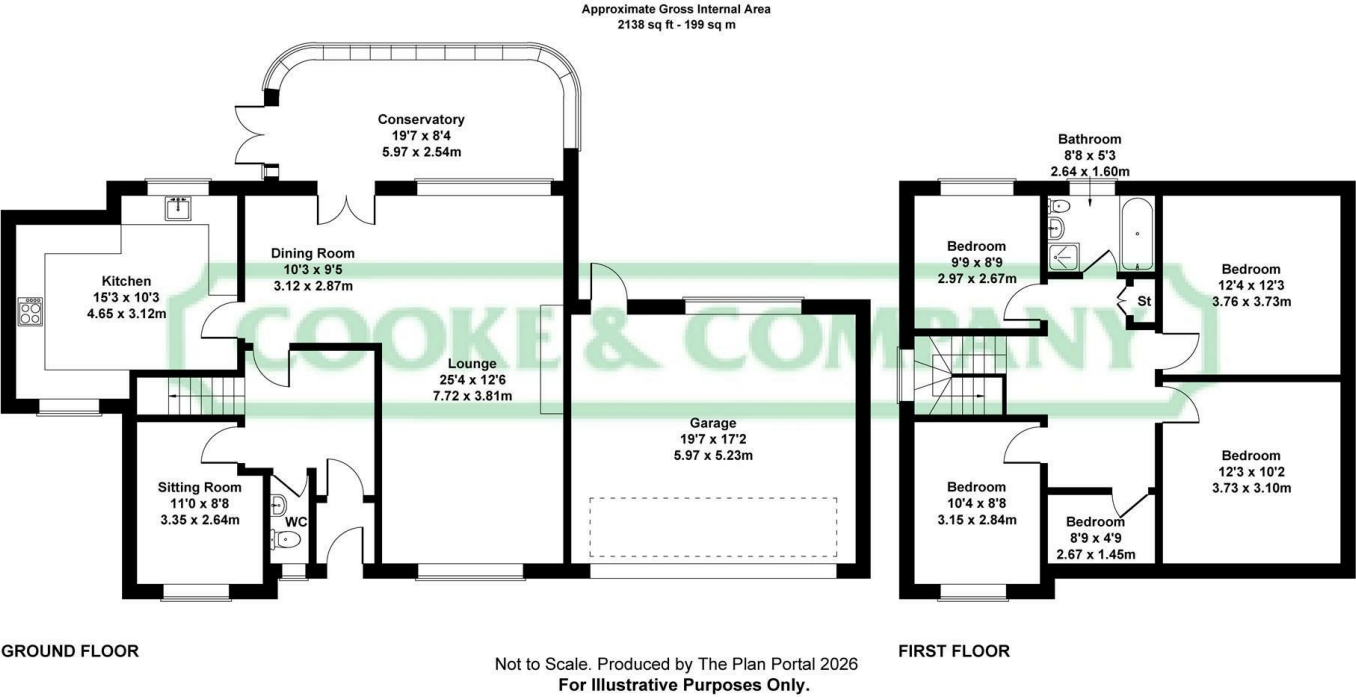


Directions

Sat Nav Ref: WN7 3JN



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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