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.

Asking Price £324,000

21 Pickley Court

Leigh, WN7 5HL

4 3 2 C

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

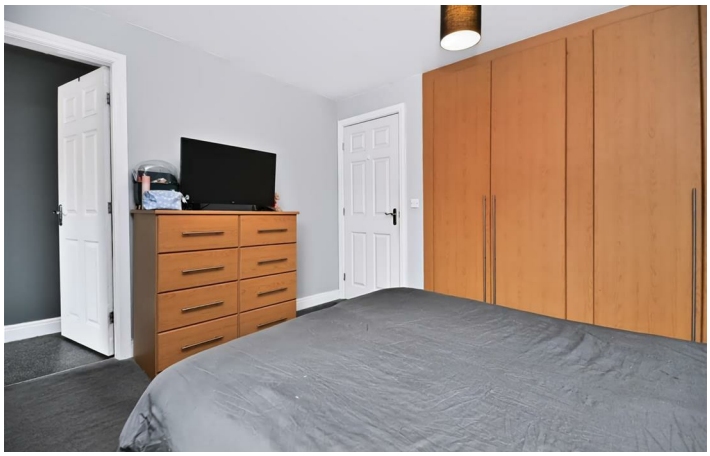








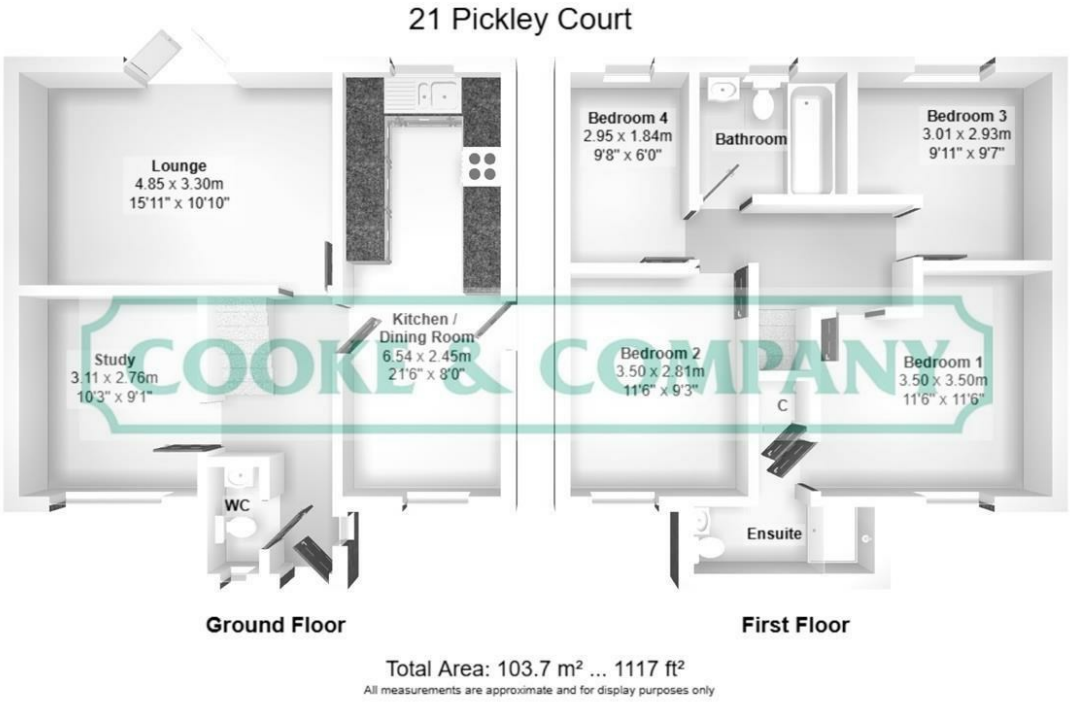








Floor Plan

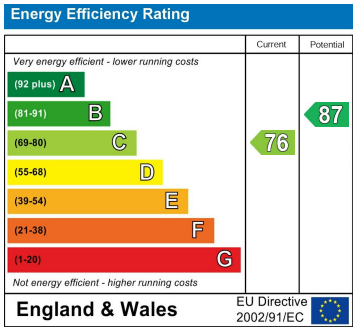


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Total Area: 103.7 m² ... 1117 ft²

All measurements are approximate and for display 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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