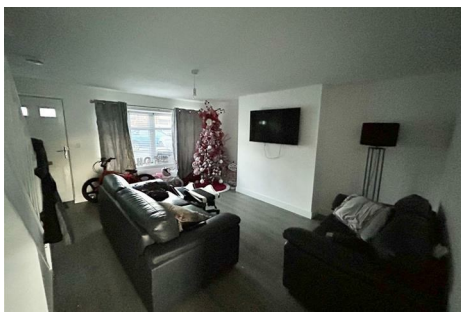


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Pennine Grove, Leigh

Situated in an established residential area with good access to local schools and public transport routes is this garden fronted mid terrace mews style property with three bedrooms offering an ideal first home

Asking Price £159,950

50 Pennine Grove

Leigh, WN7 5HU



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

15'9 (max) x 14'6 (max) (4.57m'2.74m (max) x 4.27m'1.83m (max))

Bay window. TV point. Radiator.

DINING KITCHEN

14'8 (max) x 14'6 (max) (4.27m'2.44m (max) x 4.27m'1.83m (max))

Fully fitted with wall cupboards and base units. Inset sink with mixer tap. Built in oven and hob. Extractor fan. Plumbing for washing machine. Breakfast bar/Island. French doors to rear of property.

FIRST FLOOR:

LANDING

BEDROOM

17'6 (max) x 8'6 (max) (5.18m'1.83m (max) x 2.44m'1.83m (max))

Radiator.

BEDROOM

9'7 (max) x 8'4 (max) (2.74m'2.13m (max) x 2.44m'1.22m (max))

Radiator.

BEDROOM

6'5 (max) x 6'0 (max). (1.83m'1.52m (max) x 1.83m'0.00m (max).)

Radiator

BATHROOM

6'2 (max) x 6'0 (max) (1.88m (max) x 1.83m (max))

Bath with overhead shower fitment. Pedestal wash basin. Low level WC.

OUTSIDE:

GARDENS:

The front of the property is fully paved offering

off street parking. To the rear there is enclosed courtyard style area.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band A

VIEWING

By appointment with the agents as over leaf.

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



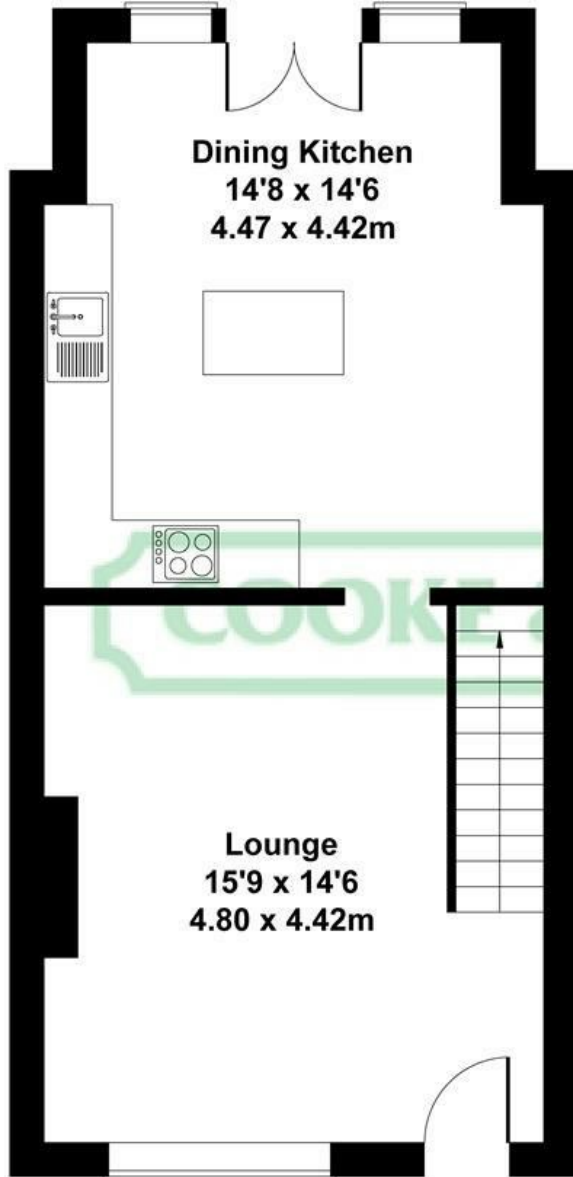
Directions

WN7 5HU

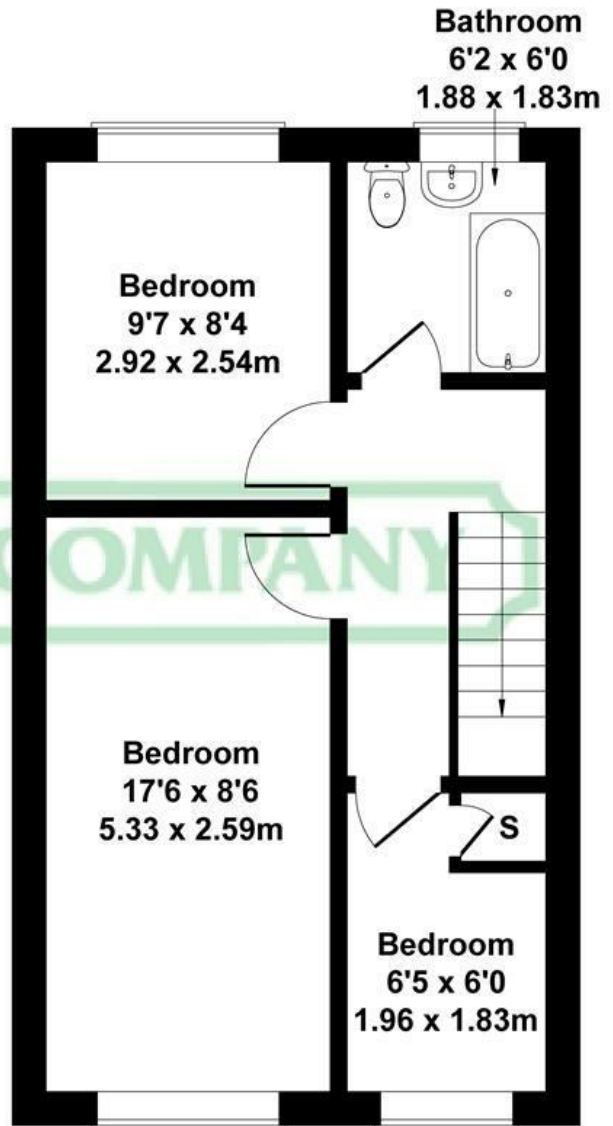


Floor Plan

Approximate Gross Internal Area
861 sq ft - 80 sq m



GROUND FLOOR



FIRST FLOOR

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(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	