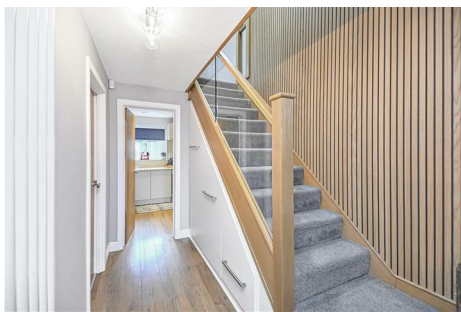


COOKE & COMPANY

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 £525,000

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

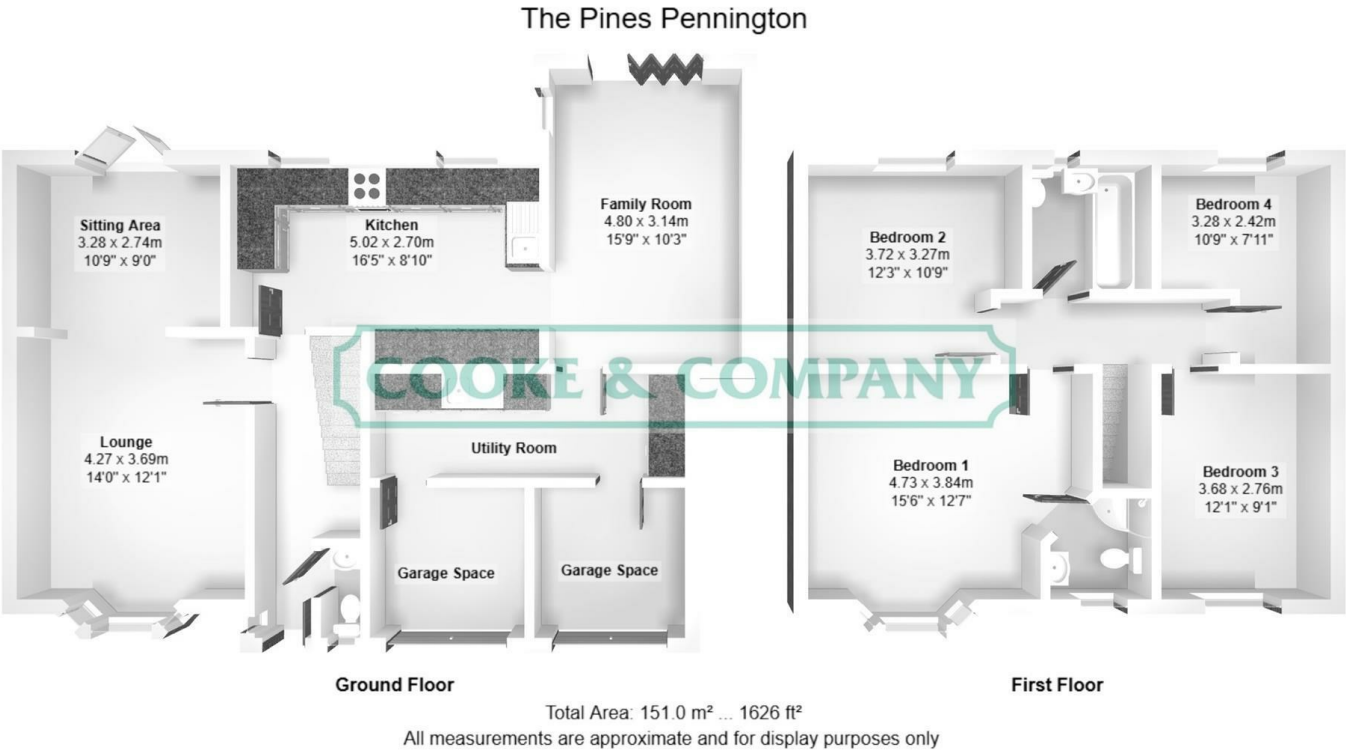
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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