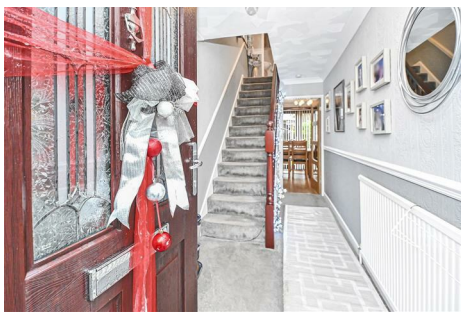


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Townson Drive, Leigh

Situated in the heart of Pennington is this very well presented and well proportioned three bedroom semi detached family home offering excellent living accommodation over two floors to include gardens to the front and rear off road parking leading to the garage all within a popular and much sought after location with a cul –de-sac position

(MUST BE VIEWED – VERY POPULAR LOCATION)

Asking Price £295,000

4 Townson Drive

Leigh, WN7 3NJ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Dado rail. Radiator.

LOUNGE

14'0 x 11'5 (4.27m x 3.48m)
Feature karndean flooring. Tv point. Log burner.

DINING AREA

9'9 x 8'11 (2.97m x 2.72m)
Feature karndean flooring. Patio doors to rear gardens. Radiator. Further area 9'9 x 8'2

KITCHEN

11'9 x 7'7 (3.58m x 2.31m)
Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Integrated dishwasher. Oven hob and extractor fan. Stable style door. Feature inset lighting.

FIRST FLOOR:

LANDING

BEDROOM

13'0 x 10'4 (3.96m x 3.15m)
Fully fitted wardrobes with dressing table. Radiator.

BEDROOM

11'4 x 10'8 (3.45m x 3.25m)
Fully fitted wardrobes with dressing table. Laminate flooring. Radiator.

BEDROOM

10'1 x 7'1 (3.07m x 2.16m)
Fully fitted wardrobes with dressing table. Laminate flooring. Radiator.

BATHROOM

Panelled Jacuzzi bath with shower fitment over bath. Build in wash basin with storage and over head cupboards. Heated towel rail.

OUTSIDE:

GARAGE

The property is approached over an entrance driveway which provides off road parking to the front. The garage is storage only.

GARDENS

To the front and rear, mainly laid to lawn with surrounding flowerbeds, boarders and patio area to include summer house.

TENURE

leasehold

VIEWING

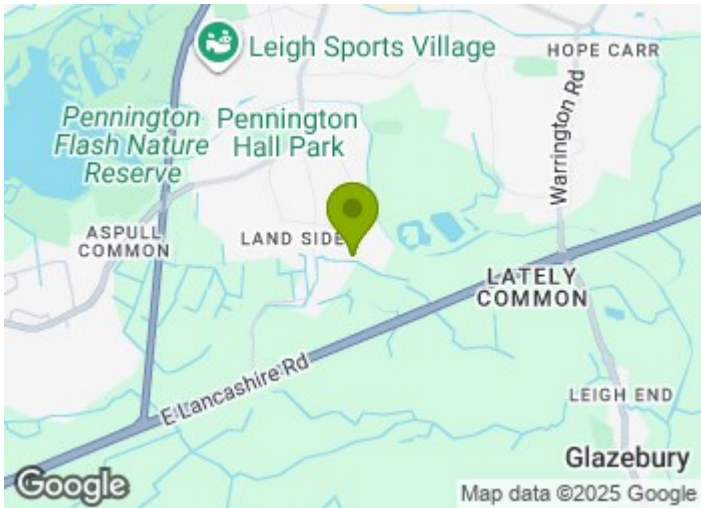
By appointment with the agents as overleaf.

COUNCIL TAX BAND

C

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 3NJ



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		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC