COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Aspull Common, Leigh

Offered for sale is this individually designed
detached dormer bungalow built from historic reclaimed brick, stone & slate
offering high quality and modern fixtures and fittings throughout
providing every requirement for modern family living
with three bedrooms, two with ensuite
a stunning family kitchen/dining and living space plus a separate snug/sitting room.
Ample off-road parking is available with a detached garage
There is a is a private garden and patio seating area to the rear

VIEWING HIGHLY RECOMMENDED
ADJACENT TO PENNINGTON FLASH COUNTRY PARK

Asking Price £575,000

Aspull Common

Leigh, WN7 3PB

3 3 2 B

In further the accommodation comprises:-

GROUND FLOOR:

RECEPTION HALL

KITCHEN/LOUNGE/DINING
20'6 (max) x 17'7(max) (6.10m'1.83m (max) x 5.18m'2.13m(max)) Fully fitted with high quality appliances and work surfaces to include Island unit with gas hob and overhead extractor. Sink unit with mixer tap. Integrated double oven. TV point. Spot lights Bi fold doors to rear garden.

SNUG/SITTING ROOM
14'4 (max) x 11'8 (max) (4.27m'1.22m (max) x 3.35m'2.44m (max)) Coal fire.. Spotlights. Double door to rear

BEDROOM
12'10 (max) x 12'0 (max) (3.66m'3.05m (max) x 3.66m'0.00m (max)) Fully fitted wardrobes and units. Double doors leading to outside.

ENSUITE
Low level WC. Wet room style shower. Wash basin. Modern heated towel rail.

BEDROOM
13'3 (max) x 12'10 (max) (3.96m'0.91m (max) x 3.66m'3.05m (max)) Double doors to rear of property.

BATHROOM
Jacuzzi bath. Low level WC, Built in vanity wash basin with storage. Built in TV. Modern heated towel rail.

UTILITY
15'11 (max x 6'3 (max) (4.57m'3.35m (max x 1.83m'0.91m (max)) Fitted wall and base units. Wine cooler. Work surfaces. American style fridge freezer. Plumbing for washing machine. Sink with mixer tap. Stable style door.

FIRST FLOOR

BEDROOM
19'2 (max) x 17'2 (max) (5.79m'0.61m (max) x 5.18m'0.61m (max)) Velux windows. Built in storage cupboards. Stair case with wood and glass balustrade. Double doors to balcony.

ENSUITE
Low level WC. Built in vanity wash basin with storage. Velux window. Shower cubicle.

DRESSING AREA
12'11 (max) x 6'10 (max) (3.66m'3.35m (max) x 1.83m'3.05m (max)) Built in storage cupboards. Radiator.

OUTSIDE:

PARKING
The property is accessed via modern composite gates to the front leading to the entrance with off road parking

GARDENS
The property is fully paved to the front with a large beautifully maintained laid to lawn garden. To the rear there is a large private garden which is mainly laid to lawn with mature trees, plants and shrubs. There is a paved patio/seating area perfect for outdoor entertaining.

GARDEN ROOM
18'8 (max) x 12'9 (max) (5.49m'2.44m (max) x 3.66m'2.74m (max)) Full planning permission to be converted to Accommodation/Office/Gym/Summerhouse,

GARAGE
23'4 (max) x 13'10 (max) (7.01m'1.22m (max) x 3.96m'3.05m (max)) Accessed via double wrought iron gates. Brick constructed garage accessed via double wrought iron gates. Can be converted to accommodation/Office/Gym/Summerhouse etc.

TENURE
Freehold

COUNCIL TAX
Wigan Council Tax Band D.

VIEWING
By appointment with the agents as overleaf.

PLEASE NOTE
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 3PB

















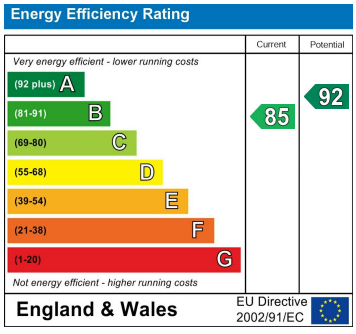
Floor Plan



Total Area: 214.6 m² ... 2310 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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