



Pendle Court, Leigh

Situated in a popular location with good access to the town centre is this three story four bedroom mew style home offering excellent family accommodation to include off road parking to the front and enclosed garden to the rear

Asking Price £189,950

18 Pendle Court

Leigh, WN7 3AB



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

CLOAKROOM/WC

Wash hand basin. Low level WC.

LOUNGE/DINING AREA

14'5 (max) x 13'2 (max) (4.27m'1.52m (max) x 3.96m'0.61m (max))

Media wall with fire and TV point/ Patio doors to rear gardens. Feature wooden flooring. Radiator with cover.

KITCHEN

7'5 (max) x 10'3 (max) (2.26m (max) x 3.12m (max))

Fully fitted with wall and base cupboards. Oven hob and extractor fan. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls.

FIRST FLOOR:

LANDING

BEDROOM

14'5 (max) x 8'5 (max) (4.27m'1.52m (max) x 2.44m'1.52m (max))

Radiator.

BEDROOM

14'5 (max) x 8'4 (max) Radiator.

FAMILY BATHROOM

Panelled bath with shower fitment over bath including glass screen. Pedestal wash hand basin. Low level WC. Radiator.

SECOND FLOOR:

BEDROOM

14'5 (max) x 8'5 (max) (4.27m'1.52m (max) x 2.44m'1.52m (max))

Velux window. Radiator.

BEDROOM

12'4 (max) x 11'9 (max) (3.66m'1.22m (max) x 3.35m'2.74m (max))

Velux window. Radiator.

OUTSIDE:

The property benefits off road parking to the front. The gardens are to the rear, mainly paved with lawned area and feature wooden decking patio area.

TENURE

Leasehold.

VIEWING

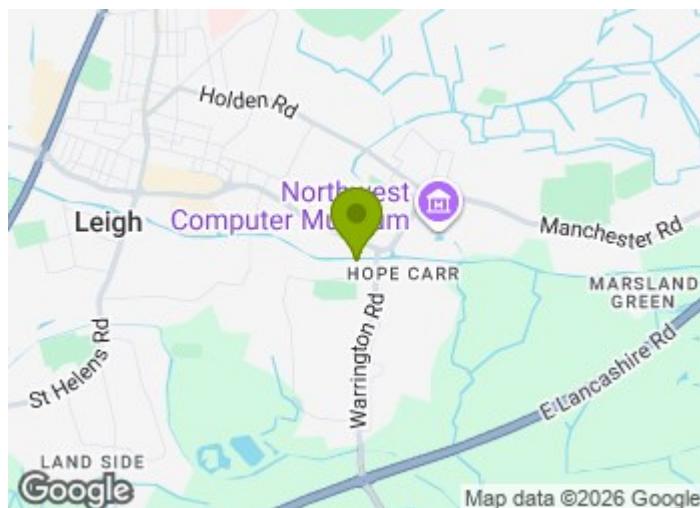
By appointment with the agents as overleaf.

COUNCIL TAX BAND

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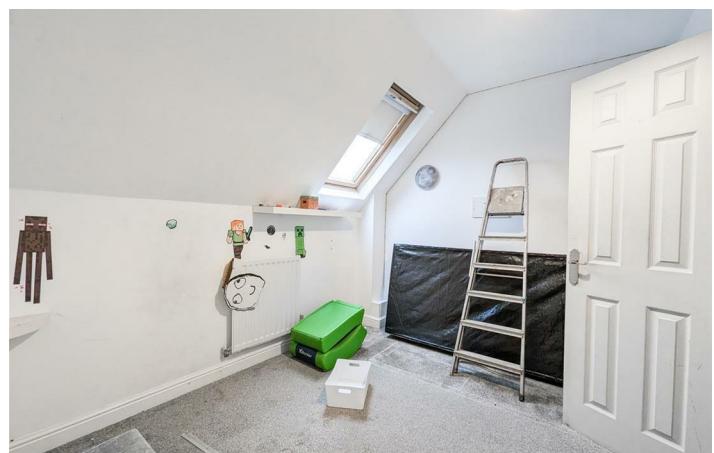
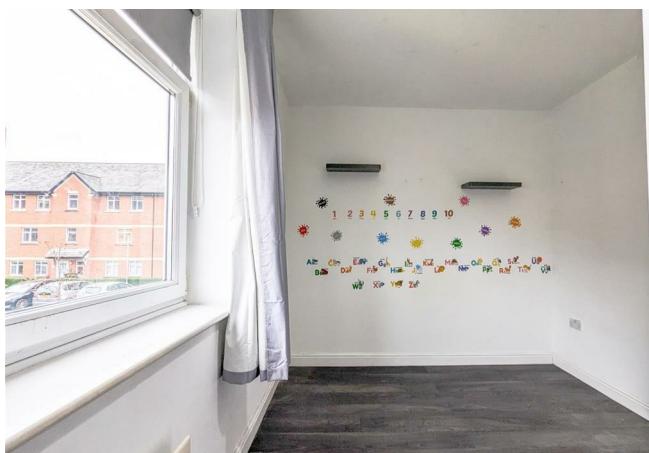
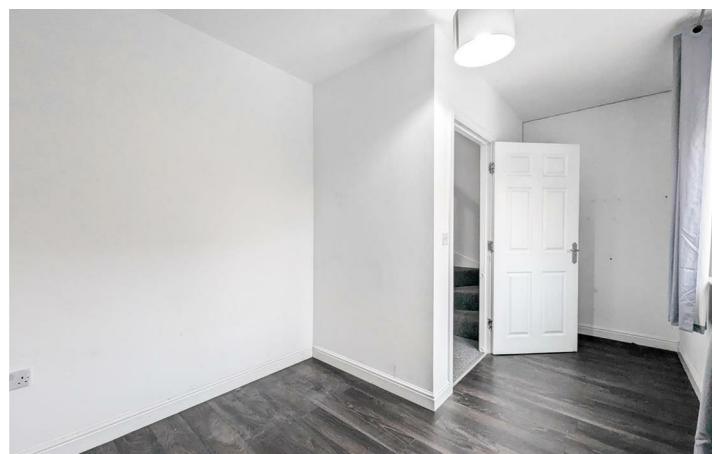
PLEASE NOTE

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.

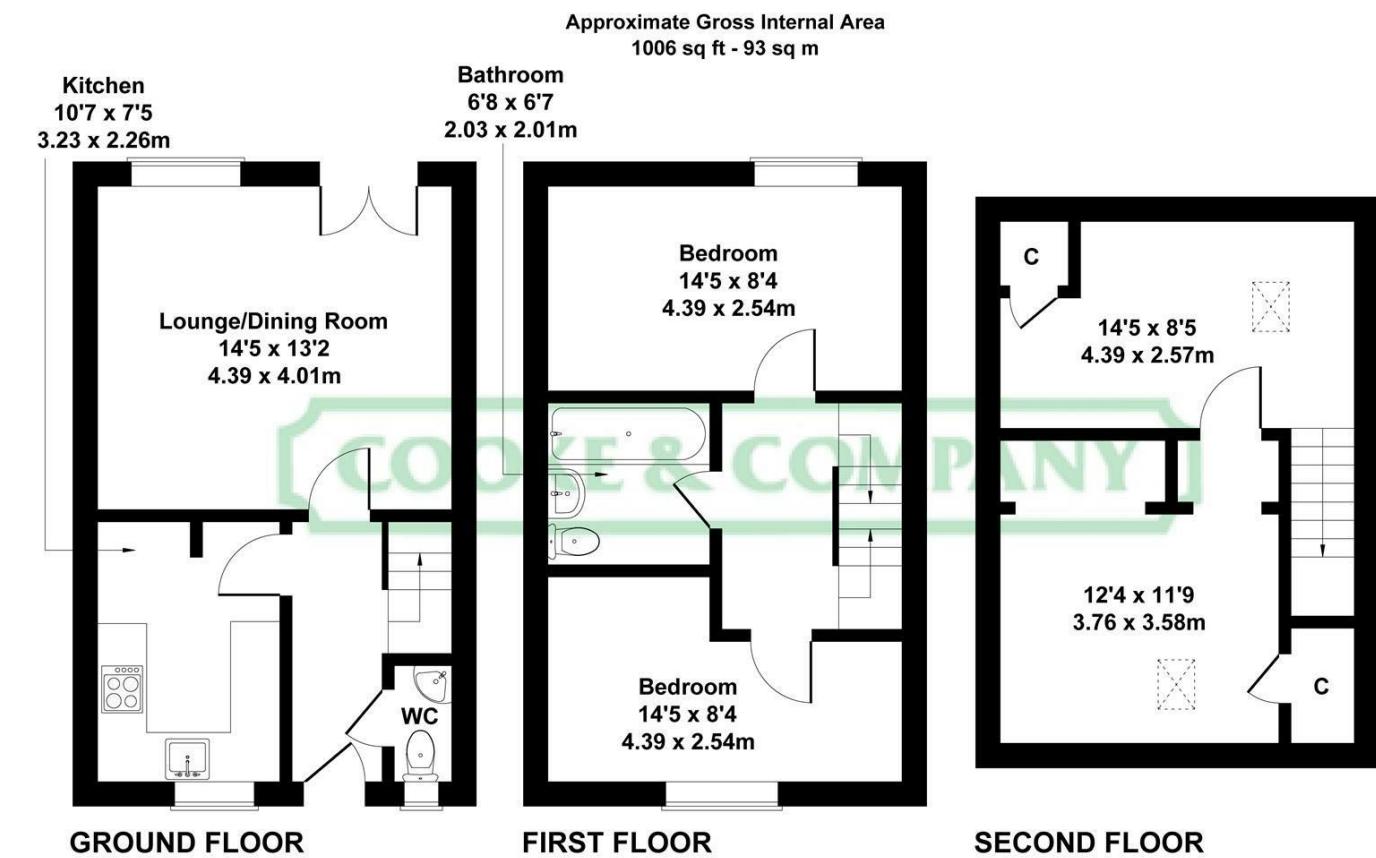


Directions

Sat Nav Ref: WN7 3AB



Floor Plan



Not to Scale. Produced by The Plan Portal 2024
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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	77	
(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	