

## GARDENS



## FLOOR PLANS

This plan is included as a service to our customers and is intended as a guide to layout only. 'Dimensions are approximate do not scale.'

Please type or click this weblink to see interactive floor plans

## LOCATION

From our office on Newearth Road proceed to the A580, at the lights turn right following the A580, at 4th lights turn right onto Atherleigh Way, at the first set of lights turn right onto St Helens Road, take the 2nd left on to Hand Lane and the property is on the right hand side.

## ENERGY PERFORMANCE CERTIFICATE

### NOTE TO PROSPECTIVE PURCHASERS

Should you wish to make an offer on one of our properties we would advise you to contact our office in the first instance, prior to contacting your lender or solicitor, to avoid incurring any unnecessary costs.

Russell James offer a free valuation service to any prospective purchaser looking to sell their property. This service is provided without obligation.

Russell James also offers a free independent mortgage advice service. This service is provided without obligation.



Whilst we endeavour to ensure our sales particulars are accurate, all information must be considered approximate and only be used as a general guideline. Our measurements are taken with a sonic measuring device which can have a small margin of error. Appliances and services mentioned within these details have not been tested and we therefore cannot verify that they are in working order. These details do not constitute any part of an offer or contract.



# Russell James

estate agents & letting agents



## £625,000

### 2 Hand Lane, Pennington, Leigh, WN7 3LP

- 5 Bedroom Detached
- 3 Reception Rooms
- Guest W.C, D/Glazing
- Gch, Breakfast Kitchen
- 2 Modern Bathrooms
- Some Original Features
- Alarm, 0.33 Acres Of Land
- Driveway, Double Garage

We are pleased to offer for sale this spacious five double bedroom detached family Situated within Pennington Conservation area, within easy access of; Local schools and the motorway network. Viewing highly recommended to fully appreciate .



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## GROUND FLOOR

### OPEN PORCH

With tiled floor.

### ENTRANCE HALL

Nice size entrance hall with tiled floor, under-floor heating, dado rail, spot lights, under-stairs storage and stairs to first floor with spindled balustrade and feature window to front.

### LOUNGE

16'9 x 17'0 (5.11m x 5.18m)

Good size room with cast iron solid fuel ornate fire set on feature surround with mantle and hearth, coving, Parquet flooring, sash window to side and inset french doors to rear garden.

### DINING ROOM

18'0 x 12'6 (5.49m x 3.81m)

Spacious dining room with space for dining table, coving, Parquet flooring, sash window to side and inset sash bay window to front.

### SITTING ROOM

14'0 x 12'6 (4.27m x 3.81m)

Nice size room with cast iron ornate solid fuel fire, feature surround with mantle and hearth, coving, parquet flooring and two sash windows to front.

### MODERN FITTED BREAKFAST KITCHEN

17'8 x 12'2 (5.38m x 3.71m)

Large family kitchen with a range of Country style wall, display and base units with complimentary Granite worktops, split Belfast sink, spaces for fridge/freezer and Range cooker with tiled splash-back, integrated dishwasher, fridge/freezer and microwave, central island with breakfast bar, tiled walls, spot lights, tiled floor, dado rail and French doors to rear garden. Access to garage.

### ADDITIONAL KITCHEN PHOTO

### SHOWER ROOM

Fitted with a suite comprising of: shower cubicle, wash hand basin and wc with high cistern Tiled walls and floor

### UTILITY ROOM

4'4 x 5'7 (1.32m x 1.70m)

Fitted with Country style wall and base units with co-ordinating worktops, inset sink, spaces for washing machine and dryer. Tiled walls, tiled floor and window to rear.

## FIRST FLOOR

### LANDING

Spacious landing with window to front, coving, spindled balustrade, storage cupboard and loft access.

### BEDROOM 1

12'2 x 17'0 (3.71m x 5.18m)

Double room with coving, window to side and French doors to small balcony over looking the rear garden. Open plan to the dressing room:

### DRESSING ROOM

6'7 x 7'2 (2.01m x 2.18m)

With coving and window to rear.

### BEDROOM 2

14'10 x 12'5 (4.52m x 3.78m)

Double room with fitted wardrobes, ornate coving and window to rear.

### BEDROOM 3

13'11 x 12'6 (4.24m x 3.81m)

Double room with fitted wardrobes, ornate coving, picture rail, window to side and window to front.

### BEDROOM 4

11'4 x 11'6 (3.45m x 3.51m)

Double room with fitted wardrobes, ornate coving, picture rail and window to front.

### BEDROOM 5

11'4 x 14'7 (3.45m x 4.45m)

Double room with window to front.

### MODERN FAMILY BATHROOM

10'5 x 14'6 (3.18m x 4.42m)

Spacious bathroom fitted with a modern suite comprising of: walk-in shower with rain-head shower, raised Spa tile fronted bath, two vanity wash hand basins and low level w.c. Inset T.V, tiled walls, spot lights, heated towel rail and window to rear.

### MODERN GUEST W.C.

4'5 x 5'6 (1.35m x 1.68m)

Fitted with a modern guest wash hand basin set on vanity unit and low level w.c. With concealed cistern. Tiled walls, tiled floor and window to rear.

## REAR OF PROPERTY

### GARDENS

The garden to the front has planted raised beds and borders, a large driveway and an integral double drive through garage. To the rear the enclosed large garden that is not overlooked is mainly laid to lawn with established bushes and shrubs, steps up to a large paved patio area with planted feature beds and access to garage.

### PATIO AREA



LOUNGE



DINING ROOM



SITTING ROOM



MODERN FITTED BREAKFAST KITCHEN



BEDROOM 1



DRESSING ROOM



BEDROOM 2



MODERN FAMILY BATHROOM