

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Meynell Drive, Leigh

Situated in a highly regarded residential area and within a short walk to Pennington Park and with good access to public transport routes is this beautifully presented semi-detached family home with three bedrooms offering very attractive accommodation over two floors with gardens to the front and rear to include private driveway and detached garage

Asking Price £289,995

15 Meynell Drive

Leigh, WN7 3JR



- NO ONWARD CHAIN
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes:- On the ground floor: Entrance hallway, lounge, dining room and kitchen. Whilst on the first floor there are three bedrooms and bathroom/WC. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR:

ENTRANCE HALLWAY

LOUNGE

12'9 (max) x 12'8 (max) (3.89m (max) x 3.86m (max))
Bay Window. TV Point. Radiator.

DINING ROOM

12'0 (max) x 11'8 (max) (3.66m (max) x 3.56m (max))
Feature fire and surround. Radiator

KITCHEN

8'8 (max) x 7'6 (max) (2.64m (max) x 2.29m (max))
Fitted with base units and wall cupboards. Inset sink unit with mixer tap. Oven. Hob. Extractor Hood. Plumbing for washing machine. Wooden work surfaces. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

12'1 (max) x 11'3 (max) (3.68m (max) x 3.43m (max))
Radiator.

BEDROOM

11'2 (max) x 9'5 (max) (3.40m (max) x 2.74m;1.52m (max))
Radiator.

BEDROOM

8'1 (max) x 5'7 (max) (2.46m (max) x 1.70m (max))
Radiator.

SHOWER ROOM

8'0 (max) x 5'4 (max) (2.44m (max) x 1.63m (max))
Enclosed shower cubicle. Wash hand basin. Low level WC. Tiled walls. Radiator.

OUTSIDE:

GARAGE

25'4 (max) x 8'3 (max) (7.72m (max) x 2.51m (max))

PARKING

The property is garden fronted and approached over a paved driveway offering ample off-street parking leading to a detached garage

GARDENS

To the rear is a large mainly laid to lawn garden, with a small paved patio area.

TENURE

Freehold

COUNCIL AND TAX BAND

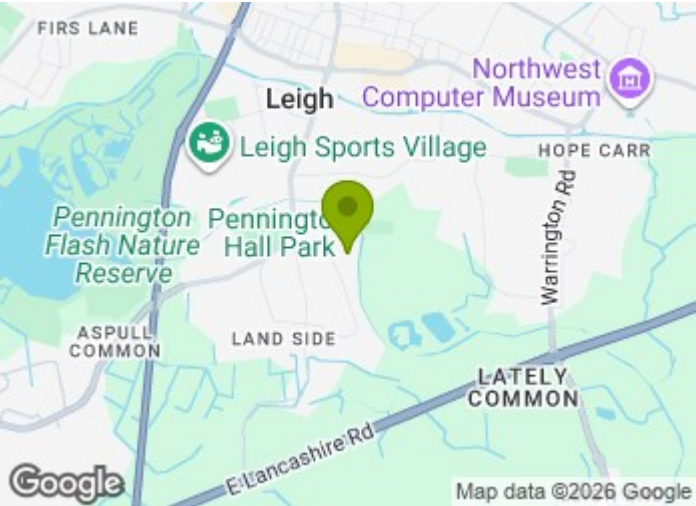
Wigan Council Tax Band C.

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

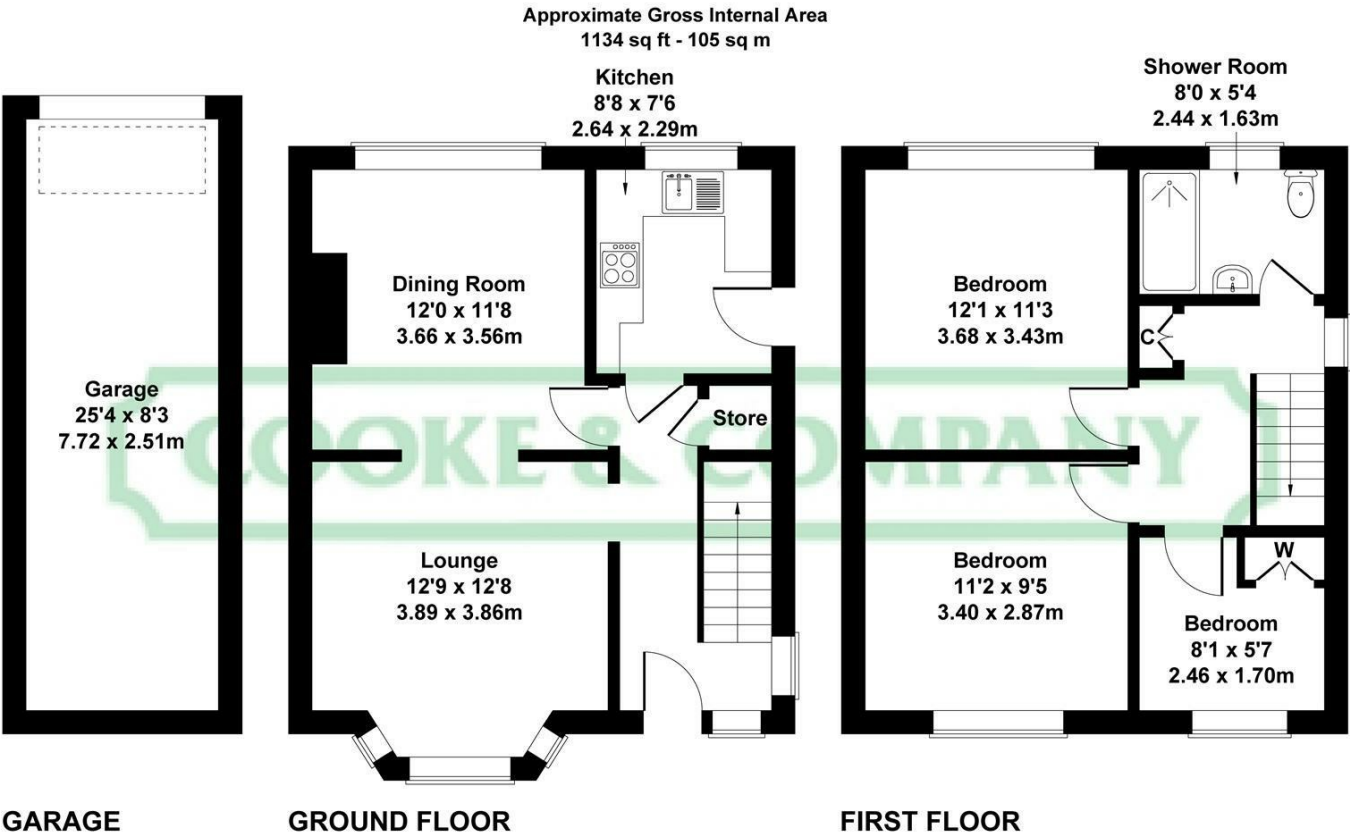
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN7 3JR



Floor Plan



Not to Scale. Produced by The Plan Portal 2026
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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(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