

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Swan Grove, Atherton

Offered for sale is this luxury and contemporary designed detached property on a sought after and very popular modern development offering extensive living space presented to a highest standard and offering spacious family living accommodation over two floors with conservatory plus converted family room there are four bedrooms, master with en suite to include off road parking and gardens to the front and rear

MUST BE VIEWED

Asking Price £440,000

GROUND FLOOR :
ENTRANCE PORCH
ENTRANCE HALL



Under stairs store cupboard. Radiator.

CLOAKROOM/WC

Vanity unit wash hand basin. Low level WC. Radiator. Tiled walls.

STUDY/FAMILY ROOM 11'1 (max) x 8'4 (max)
(3.38m (max) x 2.54m (max))



Radiator.

LOUNGE 17'6 (max) x 10'8 (max) (5.33m (max) x 3.25m (max))



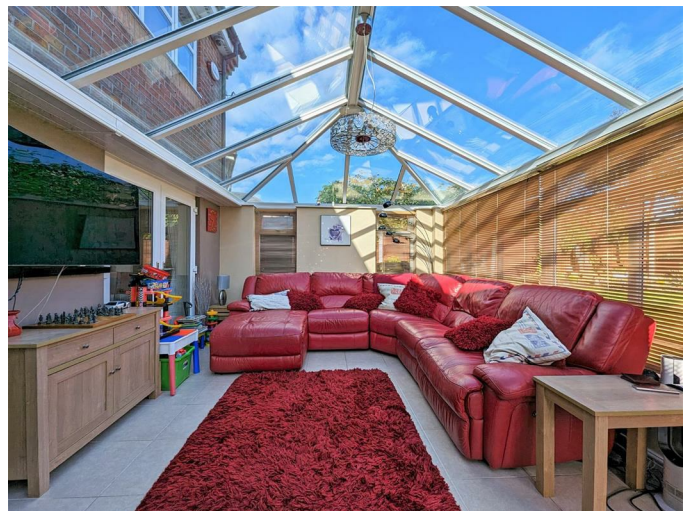
Bay Window. Attractive Fireplace. TV Point.

DINING ROOM 10'2 (max) x 9'2 (max) (3.10m (max) x 2.79m (max))



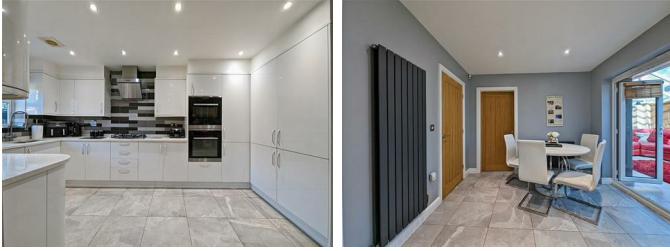
Radiator. Double doors to conservatory.

CONSERVATORY 18'2 (max) x 15'6 (max) (5.54m (max) x 4.72m (max))



Tiled floor. TV Pont. Double doors to garden.

KITCHEN 16'4 (max) x 15'6 (max) (4.98m (max) x 4.72m (max))



Fully fitted with modern wall and base cupboards. Granite work surfaces with inset sink and mixer tap. Gas hob and extractor hood. Integrated fridge freezer. Double oven with warming drawer. Integrated dishwasher (new December 2022)

UTILITY ROOM 8'4 (max) x 6'8 (max) (2.54m (max) x 2.03m (max))

Fitted with base and wall units. Inset sink with mixer tap. Plumbing for washing machine. Gas fired central heating boiler. Door to outside.

FIRST FLOOR :

LANDING



BEDROOM 14'0 (max) x 11'1 (max) (4.27m (max) x 3.38m (max))



Feature arch window. Fully Fitted Wardrobes. Radiator.

EN SUITE



Shower Enclosure. Low level Wc. Wash hand basin. Heated Towel Rail. Tiled walls.

BEDROOM 12'2 (max) x 8'8 (max) (3.71m (max) x 2.64m (max))



Fitted Wardrobes. Radiator.

BEDROOM 10'0 (max) x 9'9 (max) (3.05m (max) x 2.97m (max))

Radiator.

BEDROOM 9'7 (max) x 8'8 (max) (2.92m (max) x 2.64m (max))

Radiator.

BATHROOM



Panelled bath with electric shower fitment over bath. Low level WC. Heated Towel Radiator. Vanity wash hand basin. Tiled walls.

OUTSIDE :

PARKING

The front of the property has been converted to hardstanding to provide ample off road parking.

GARDEN

A good sized private garden is to the rear mostly laid to law with planted borders and patio area.

TENURE :

Leasehold. Residue of 999 year Lease. Ground Rent £150.00 per annum.

COUNCIL AND TAX BAND

Wigan Council Tax Band E.

SERVICES (NOT TESTED)

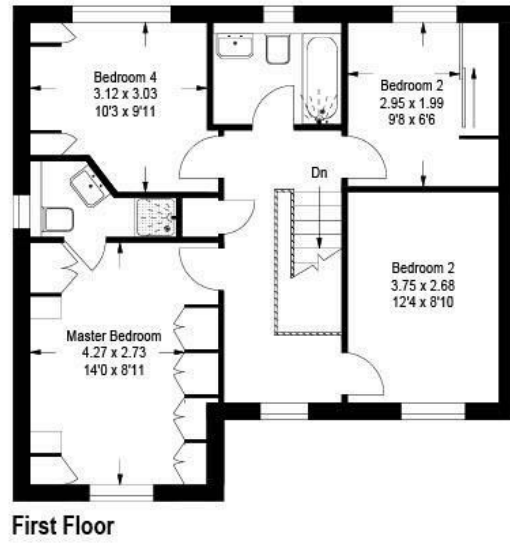
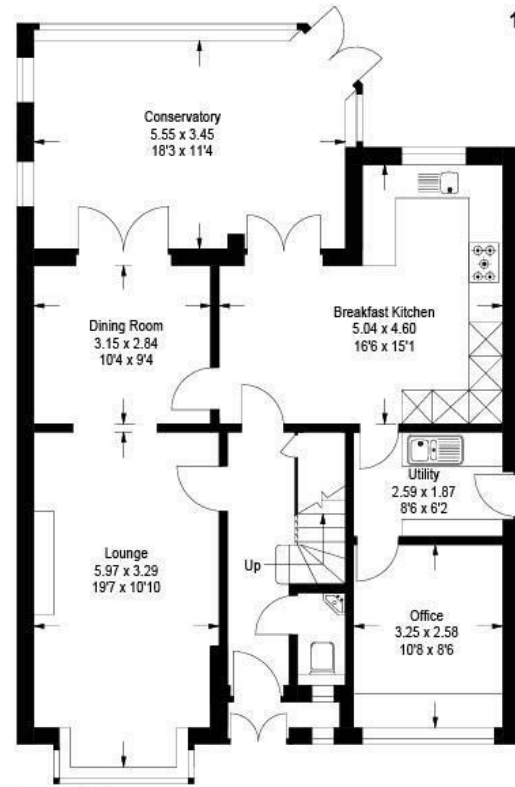
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

3, Swan Grove, Atherton.

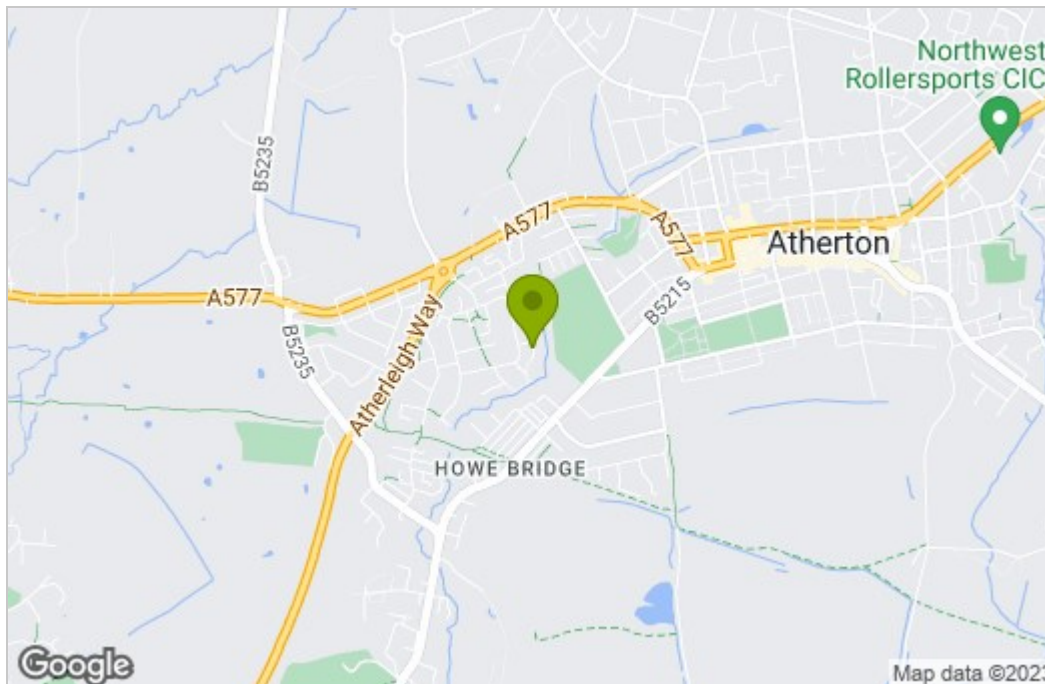
Gross internal area (approx) :-

158 sq m / 1704 sq ft



This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		77	
(69-80) C			
(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	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.