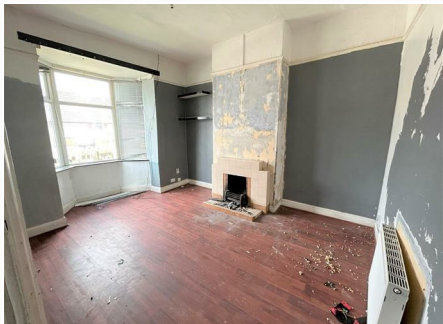


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bolton House Road, Wigan

Situated in an established residential location with good access to public transport routes is this garden fronted mid terrace property with two bedrooms offering god potential once refurbishment works have been undertaken and available with no onward chain

CASH ONLY

Asking Price £79,950

GROUND FLOOR :

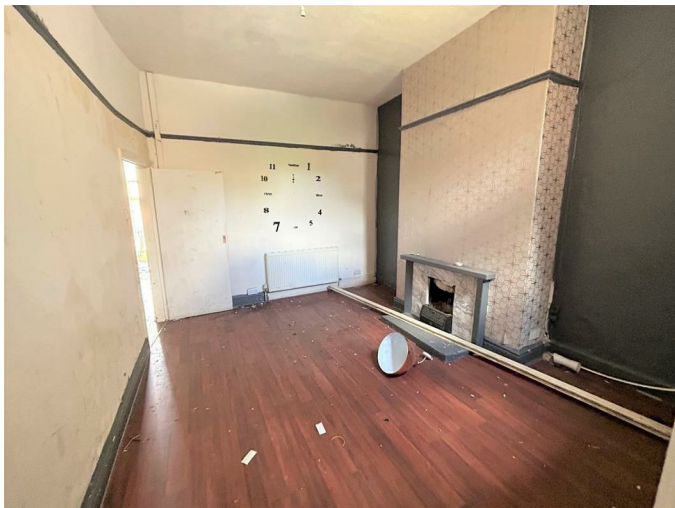
ENTRANCE HALL

LOUNGE 16'5 (max) x 11'0 (max) (5.00m (max) x 3.35m (max))



Radiator.

DINING ROOM 13'9 (max) x 11'5 (max) (4.19m (max) x 3.48m (max))



Radiator.

KITCHEN 10'6 (max) x 7'0 (max) (3.20m (max) x 2.13m (max))



Door to rear.

FIRST FLOOR :

LANDING

BEDROOM 14'4 (max) x 9'12 (max) (4.37m (max) x 2.74m (max))



Radiator. Period Cast Iron fireplace.

BEDROOM 14'9 (max) x 13'5 (max) (4.50m (max) x 4.09m (max))

Radiator.

BATHROOM



Panelled bath. Pedestal wash hand basin. Low level Wc. Radiator. Part tiled walls.

OUTSIDE :

The property is garden fronted with an enclosed area to the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

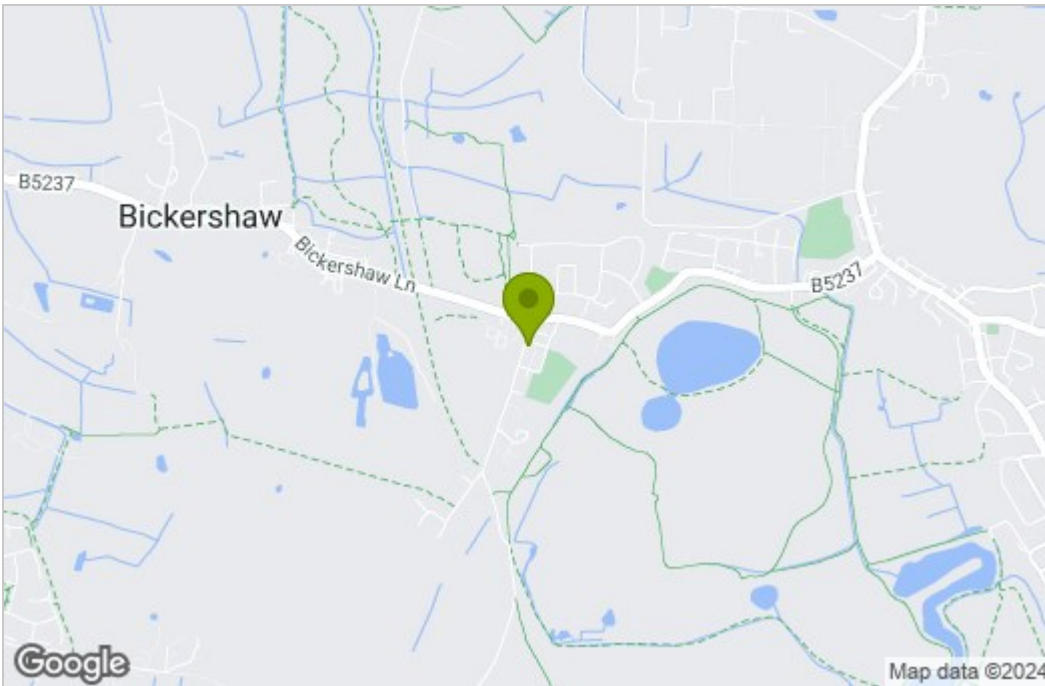
Wigan Council Tax Band A.

SERVICES (NOT TESTED)

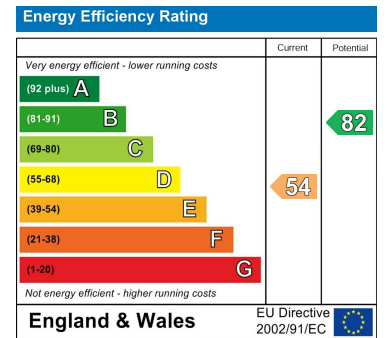
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

Area Map



Energy Efficiency Graph



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.

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