

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Gadfield Grove, Atherton

Situated in a very popular area on a modern development with good access to motorway networks and Atherton Train Station is this very attractive Penthouse Apartment with two bedrooms offering an ideal first purchase with residents' car park and communal gardens

NO ONWARD CHAIN

Asking Price £139,950

COMMUNAL ENTRANCE HALL

Stairway to all floors :

TOP FLOOR : APARTMENT 59

ENTRANCE HALL

OPEN PLAN LOUNGE/KITCHEN AND DINING AREA 27'6 (max) x 22'2 (max) (8.38m (max) x 6.76m (max))



Kitchen area fitted with base units and wall cupboards. Oven hob and extractor hood. Inset sink. Plumbing for washing machine. Lounge area with TV Point. Dining area. Radiator.

BEDROOM 18'2 (max) x 13'7 (max) (5.54m (max) x 4.14m (max))



Radiator. Velux Roof window x 2.

BEDROOM 14'6 (max) x 13'7 (max) (4.42m (max) x 4.14m (max))



Radiator. Velux Roof window.

BATHROOM

Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls. Velux roof window.

OUTSIDE :

PARKING

The property has the benefit of private parking for residents of the apartments.

GARDENS

Communal gardens.

TENURE :

Leasehold. Ground Rent £150.00 per annum.

COUNCIL AND TAX BAND

Wigan Council Tax Band B.

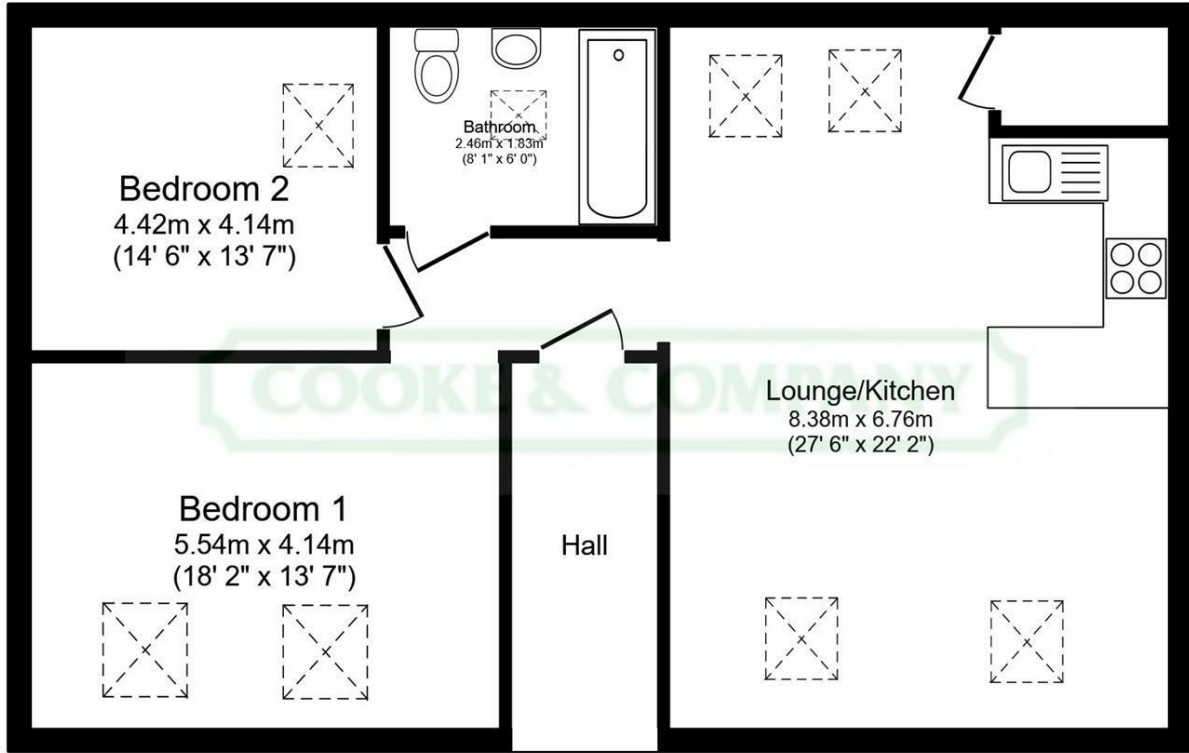
SERVICE CHARGES :

Current details awaited.

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

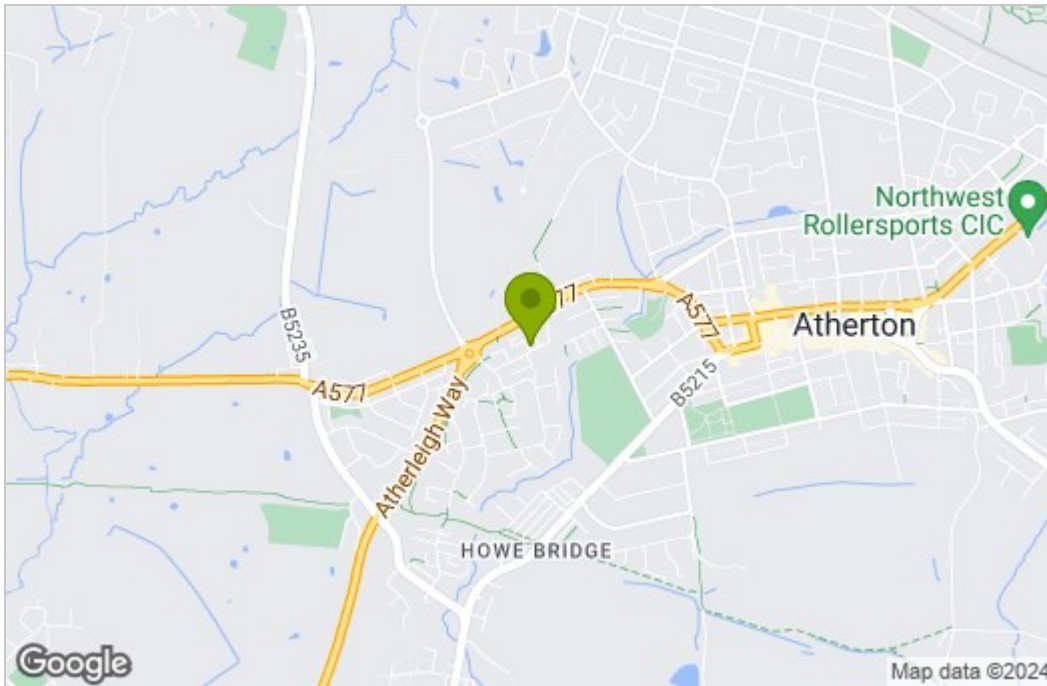


Floor Plan

Total floor area 66.9 sq.m. (720 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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.

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