

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wardley Road, Tyldesley

Situated in a popular location with good access to local schools and public transport routes is this garden fronted mid terrace property in need of some updating but offering excellent potential for a first home with three bedrooms, private garden and available with no onward chain

Asking Price £135,000

GROUND FLOOR :

ENTRANCE HALL

LOUNGE 14'9 (max) x 13'0 (max) (4.50m (max) x 3.96m (max))



Radiator. Fireplace.

DINING KITCHEN 12'6 (max) x 9'5 (max) (3.81m (max) x 2.87m (max))



Fitted with base and wall cupboards. Inset sink. Gas cooker point. Radiator. Door to rear.

INNER HALLWAY

Separate Wc.

FIRST FLOOR :

LANDING



BEDROOM 12'8 (max) x 8'9 (max) (3.86m (max) x 2.67m (max))



Built in Wardrobes.

BEDROOM 13'0 (max) x 9'9 (max) (3.96m (max) x 2.97m (max))



BEDROOM 9'2 (max) x 5'10 (max) (2.79m (max) x 1.78m (max))



BATHROOM



Panelled bath. Pedestal wash hand basin. Low level Wc.

OUTSIDE :

The property is garden fronted with a private garden to the rear.

TENURE :

Freehold.

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.

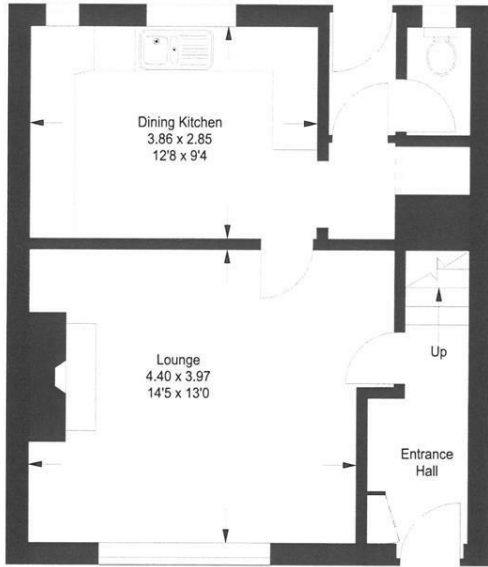
Floor Plan

7, Wardley Road, Tyldesley.

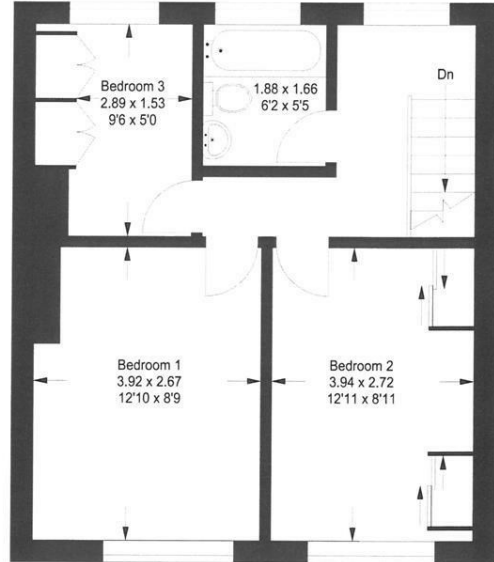
Gross internal area (approx) :-

82 sq m / 883 sq ft

= Reduced Headroom Below 1.50m / 5'0"



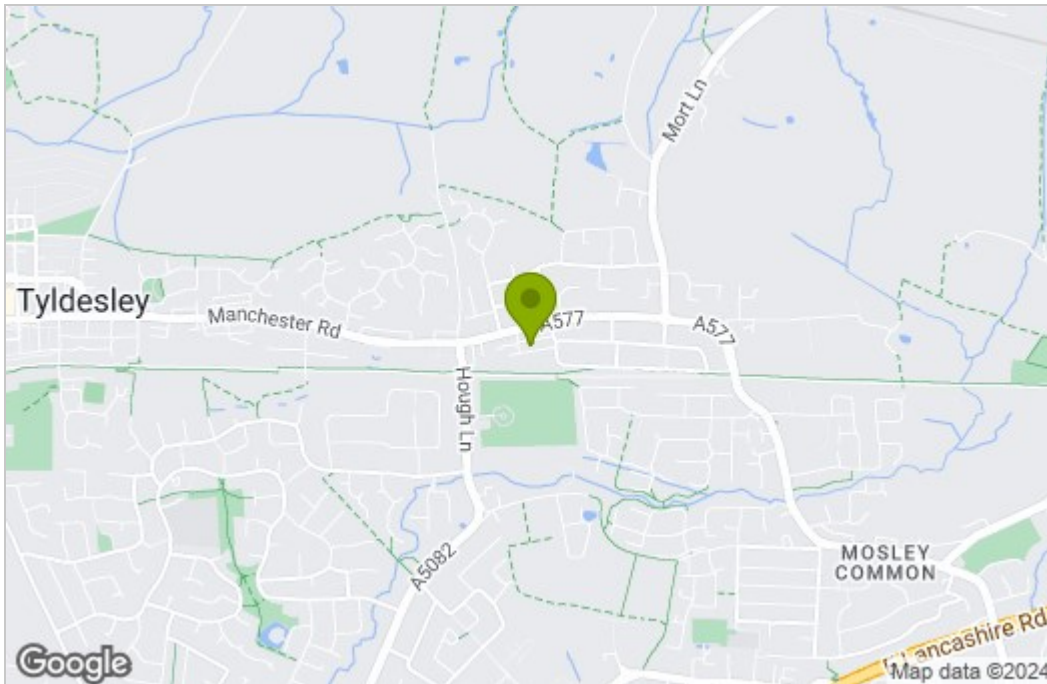
Ground Floor



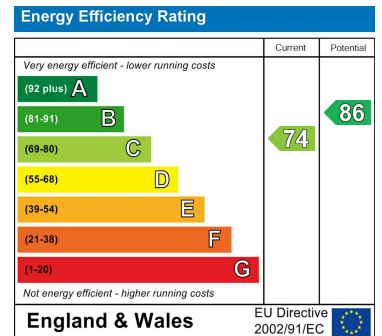
First Floor

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



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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
 Tel: 01942 603000 Email: info@cookeandcompany.co.uk