

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Bourton Court, Tyldesley

This deceptively spacious detached bungalow with three bedrooms is offered for sale with no onward chain and is situated in a cul de sac location with the benefit of a private driveway, detached garage and a generous private rear garden.

**Offers Over £325,000**



## HALLWAY



Radiator. Storage cupboard.

**LOUNGE 10'7 (max) x 15'8 (max) (3.23m (max) x 4.78m (max) )**



Radiator. Open to dining room.

**DINING ROOM 10'10 (max) x 8'6 (max) (3.30m (max) x 2.59m (max) )**



Radiator.

**KITCHEN 11'10 (max)m x 10'10 (max) (3.61m (max)m x 3.30m (max) )**



Fitted with wall cupboards and base and drawer units, Gas hob, Electric double oven. Plumbing for

washing machine, integrated fridge freezer, roll top work surfaces, Inset sink with mixer tap. Door to rear.

**BEDROOM 12'8 (max) x 9'1 (max) (3.86m (max) x 2.77m (max) )**



Fitted Wardrobes. Radiator.

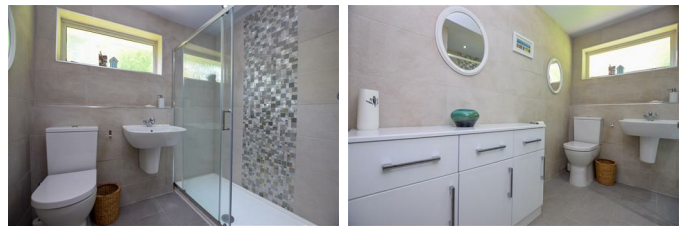
**BEDROOM 10'7 (max) x 9'6 (max) (3.23m (max) x 2.90m (max) )**

Fitted Wardrobes. Radiator.

**BEDROOM 11'10 (max) x 8'9 (max) (3.61m (max) x 2.67m (max) )**

Radiator.

## SHOWER ROOM/WC



Spotlights to ceiling. Walk in shower. Wash hand basin. Low level Wc. Tiled walls.

## OUTSIDE :

### GARDENS

Front garden with lawn and planted beds. To the rear there is a large mature garden well stocked with shrubs and trees.

### PARKING AND GARAGE

The property is approached over an entrance driveway providing off road parking leading to a detached garage with up and over door.

### TENURE :

Freehold.

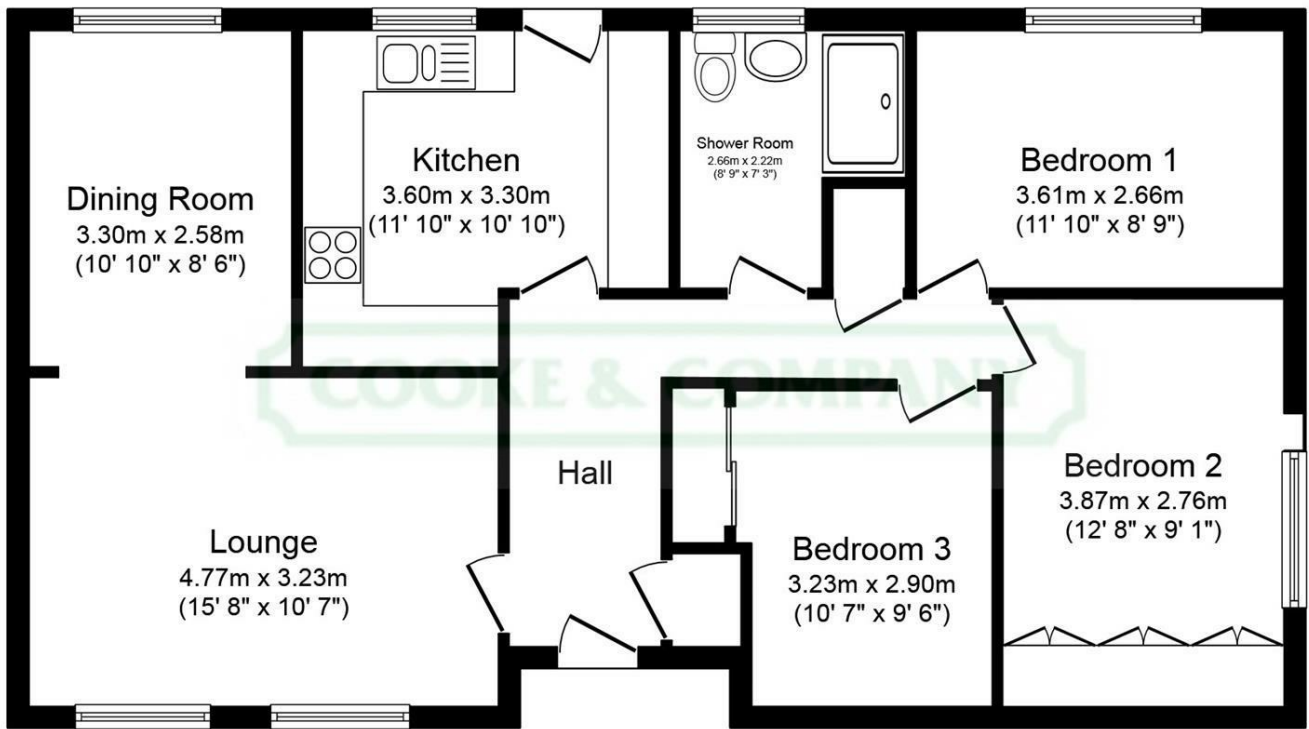
### COUNCIL AND TAX BAND

Wigan Council Tax Band C.

### 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

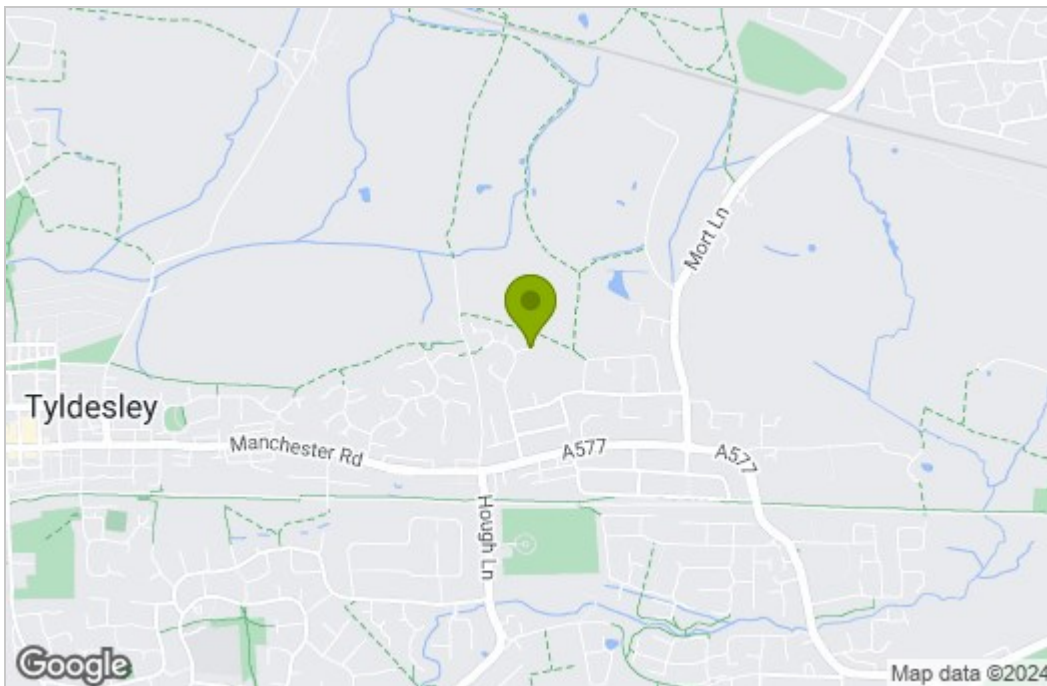


## Floor Plan

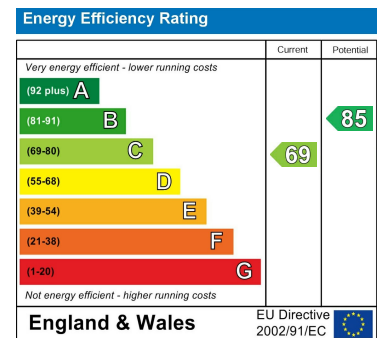
Total floor area 80.1 sq.m. (863 sq.ft.) approx

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



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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