

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Ashley Road, Hindley Green

Situated in an established residential location and in a cul de sac is this beautifully presented semi detached bungalow with two bedrooms to include ample off road parking and detached garage. There is a generous sized south facing rear garden and is available with no onward chain

**Asking Price £230,000**

## ENTRANCE HALL

**LOUNGE 15'7 (max) x 11'9 (max) (4.75m (max) x 3.58m (max) )**



Attractive Fireplace. TV Point. Radiator.

## INNER HALL



**BEDROOM 11'3 (max) x 7'9 (max) (3.43m (max) x 2.36m (max) )**



Radiator.

## BATHROOM



Wetroom style shower with electric shower fitment. Wash hand basin. Low level Wc. Heated Towel Radiator. Tiled walls.

**BEDROOM 13'0 (max) x 9'0 (max) (3.96m (max) x 2.74m (max) )**

Radiator.

**DINING KITCHEN 14'1 (max) x 11'7 (max) (4.29m (max) x 3.53m (max) )**



Fully fitted with base units and wall cupboards, Inset sink with mixer tap. Integrated oven. Hob and extractor hood. Plumbing for washing machine and dishwasher. Dining area with radiator and door to rear.

## OUTSIDE :

### GARDENS

Low maintenance gardens are to the front and rear. Front garden with stone chips and to the rear there is a generous garden with planted borders.

### PARKING

The property is approached over a newly laid porcelain entrance driveway providing off road parking for several vehicles leading to the detached garage.

**GARAGE 17'6 (max) x 10'0 (max) (5.33m (max) x 3.05m (max) )**

Up and over door. Side personal door.

## TENURE :

Leasehold. Residue of 999 year Lease.

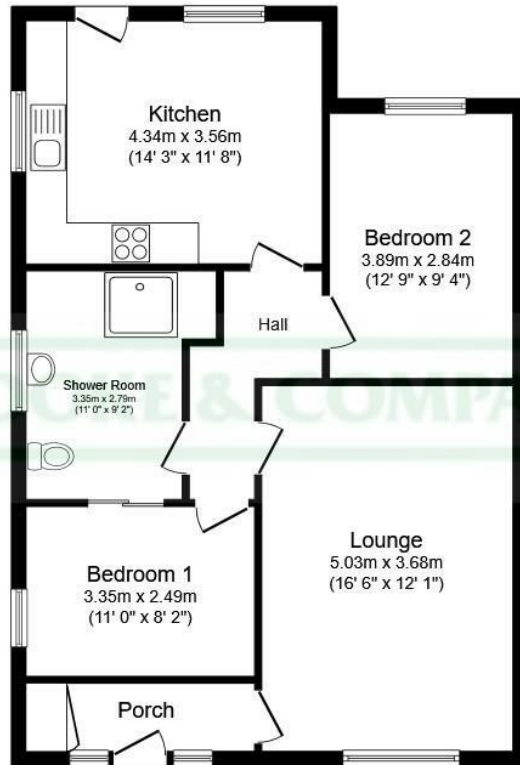
## COUNCIL AND TAX BAND

Wigan Council Tax Band B.

## 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**

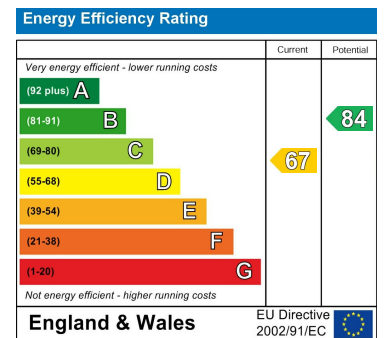
Total floor area 72.5 sq.m. (781 sq.ft.) approx

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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