

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Taylor Road, Hindley Green

Located in a popular residential area  
is this well presented semi detached family home  
with three bedrooms to include gardens  
private driveway and garage

**Asking Price £209,995**



## GROUND FLOOR :

### ENTRANCE PORCH

### ENTRANCE HALL

Radiator. Double doors to Lounge.

**LOUNGE 13'5 (max) x 12'2 (max) (4.09m (max) x 3.71m (max) )**



TV Point. Radiator. Double doors to dining area.

**DINING KITCHEN 15'5 (max) x 10'6 (max) (4.70m (max) x 3.20m (max) )**



Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Integrated double Oven. Plumbing for dishwasher and washing machine. Hob and extractor hood. Dining area with wall mounted TV Point. Radiator. Double doors to rear.

## FIRST FLOOR :

### LANDING



**BEDROOM 12'9 (max) x 8'7 (max) (3.89m (max) x 2.62m (max) )**



Fitted Wardrobes. Radiator.

### EN SUITE

Wash hand basin. Low level Wc.

**BEDROOM 9'2 (max) x 9'1 (max) (2.79m (max) x 2.77m (max) )**



Radiator. Fitted Wardrobes.

**BEDROOM 9'7 (max) x 6'7 (max) (2.92m (max) x 2.01m (max) )**



Radiator.

## **BATHROOM**



Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level Wc. Fully tiled walls.

## **OUTSIDE :**

### **PARKING**

The property benefits off road parking to the front leading to an attached garage.

### **GARDENS**

Front garden paved to provide off road parking and to the rear there is a private garden with patio area and lawn with planted borders.

## **TENURE :**

Freehold.

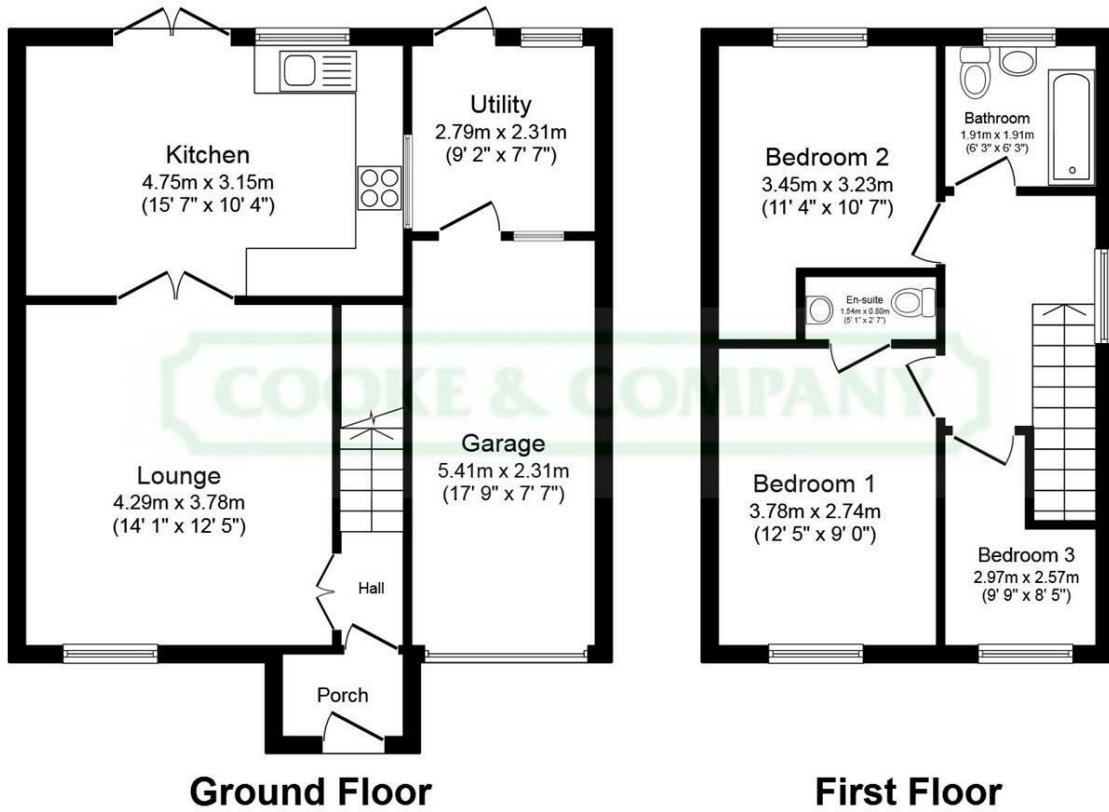
## **COUNCIL AND TAX BAND**

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



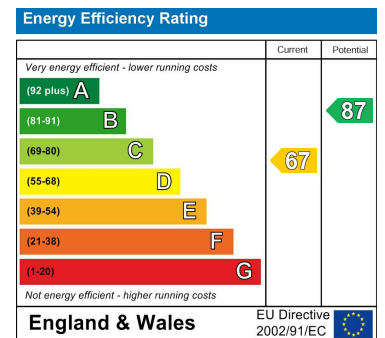
Total floor area 91.5 sq.m. (985 sq.ft.) approx

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.

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