

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Atherton Road, Hindley Green

Situated in a popular residential area with excellent access to public transport routes and local schools is this beautifully presented three bedroom semi detached family property offering very attractive accommodation throughout with stunning open plan kitchen and dining room off road parking to the front and generous garden to the rear

NO ONWARD CHAIN

Asking Price £259,950

GROUND FLOOR :
ENTRANCE HALL



Radiator with cover. Wooden flooring. Half panelled walls.

CLOAKROOM/WC

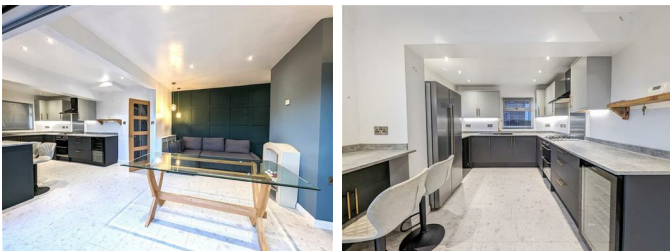
Low level Wc. Vanity unit wash hand basin. Half tiled walls.

LOUNGE 13'8 (max) x 10'9 (max) (4.17m (max) x 3.28m (max))



Bay window. Wooden flooring. Radiator with cover.

OPEN PLAN KITCHEN AND DINING ROOM 26'5 (max) x 14'7 (max) (8.05m (max) x 4.45m (max))



Fully fitted modern kitchen with wall and base cupboards. Inset sink with mixer tap. Integrated double oven. Hob and extractor hood. Wine Cooler. Open to dining area with bi-folding doors to rear garden.

FIRST FLOOR :
LANDING

BEDROOM 11'3 (max) x 14'0 (max) (3.43m (max) x 4.27m (max))



Bay Window. Wooden flooring. Radiator.

BEDROOM 14'4 (max) x 11'2 (max) (4.37m (max) x 3.40m (max))



Radiator. Wooden flooring.

BEDROOM 7'9 (max) x 6'7 (max) (2.36m (max) x 2.01m (max))

Radiator. Wooden flooring.

BATHROOM



Inset bath with shower fitment and screen. Vanity wash hand basin. Low level Wc. Heated Towel Radiator. Mostly tiled walls and tiled floor.

TENURE :

Leasehold. Residue of 999 year Lease.

CCOUNCIL AND TAX BAND

Wigan Council Tax Band C.

OUTSIDE :

GARDENS

Generous rear garden with decking patio area, lawn and planted borders. Brick Shed.

PARKING

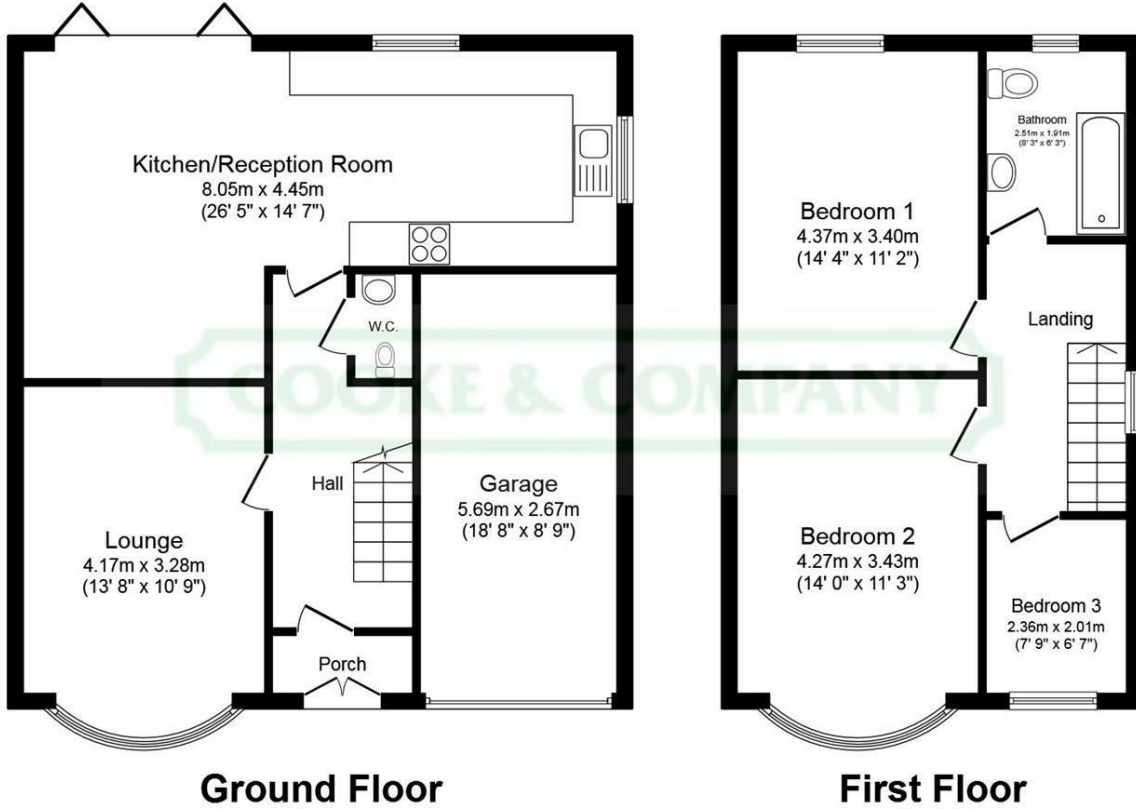
The front garden to the property has been converted to hardstanding to provide ample off road parking and a garage is attached to the property.

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.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.

Floor Plan



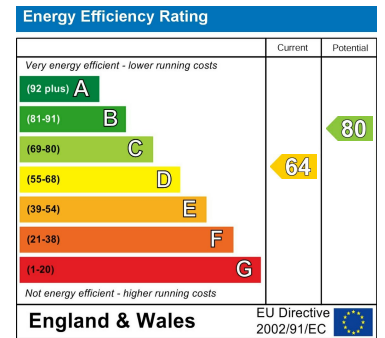
Total floor area 118.4 sq.m. (1,274 sq.ft.) approx

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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