

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Whelley, Wigan

Situated in a very popular location and within a short walk to Local Schools and access to public transport routes is this attractive garden fronted mid terraced property offering an ideal first home with two bedrooms plus further loft room and patio garden area to the rear

Asking Price £134,950

GROUND FLOOR :

ENTRANCE VESTIBULE

LOUNGE 14'0 (max) x 13'8 (max) (4.27m (max) x 4.17m (max))



Attractive fireplace. TV Point. Wooden flooring. Radiator

DINING KITCHEN 13'7 (max) x 8'7 (max) (4.14m (max) x 2.62m (max))



Fitted with base and wall cupboards. Inset sink with mixer tap. Integrated Oven, Hob and extractor hood. Tiled floor.

UTILITY ROOM

Plumbing for washing machine.

SEPARATE WC

Low level Wc. Wash hand basin.

CONSERVATORY 8'9 (max) x 8'6 (max) (2.67m (max) x 2.59m (max))



Wooden flooring. Double doors to rear.

FIRST FLOOR :

LANDING

BEDROOM 10'9 (max) x 10'6 (max) (3.28m (max) x 3.20m (max))



Fitted Wardrobes. Radiator.

BEDROOM 8'8 (max) x 7'6 (max) (2.64m (max) x 2.29m (max))



Radiator. Built in Wardrobe with sliding mirror doors.

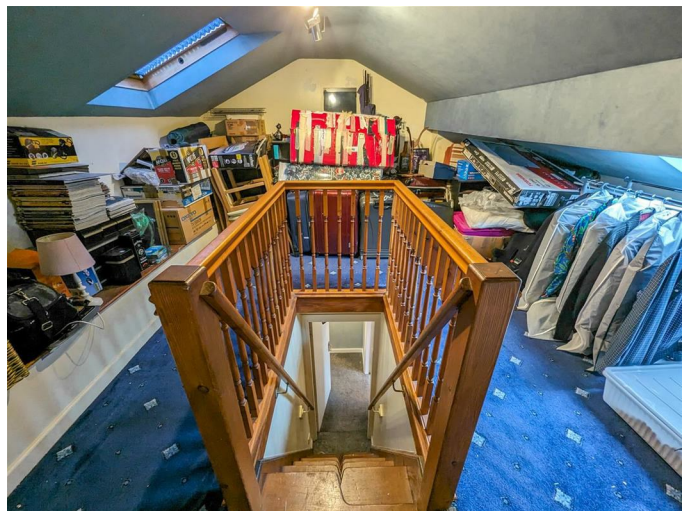
BATHROOM



Panelled bath with electric shower fitment over bath. Wash hand basin. Low level Wc. Radiator.

SECOND FLOOR :

LOFT ROOM 13'9 (max) x 8'9 (max) (4.19m (max) x 2.67m (max))



Velux style roof window. Radiator.

OUTSIDE :

The property is garden fronted with a lovely patio garden area to the rear.

TENURE :

Leasehold. Residue of 999 year Lease.

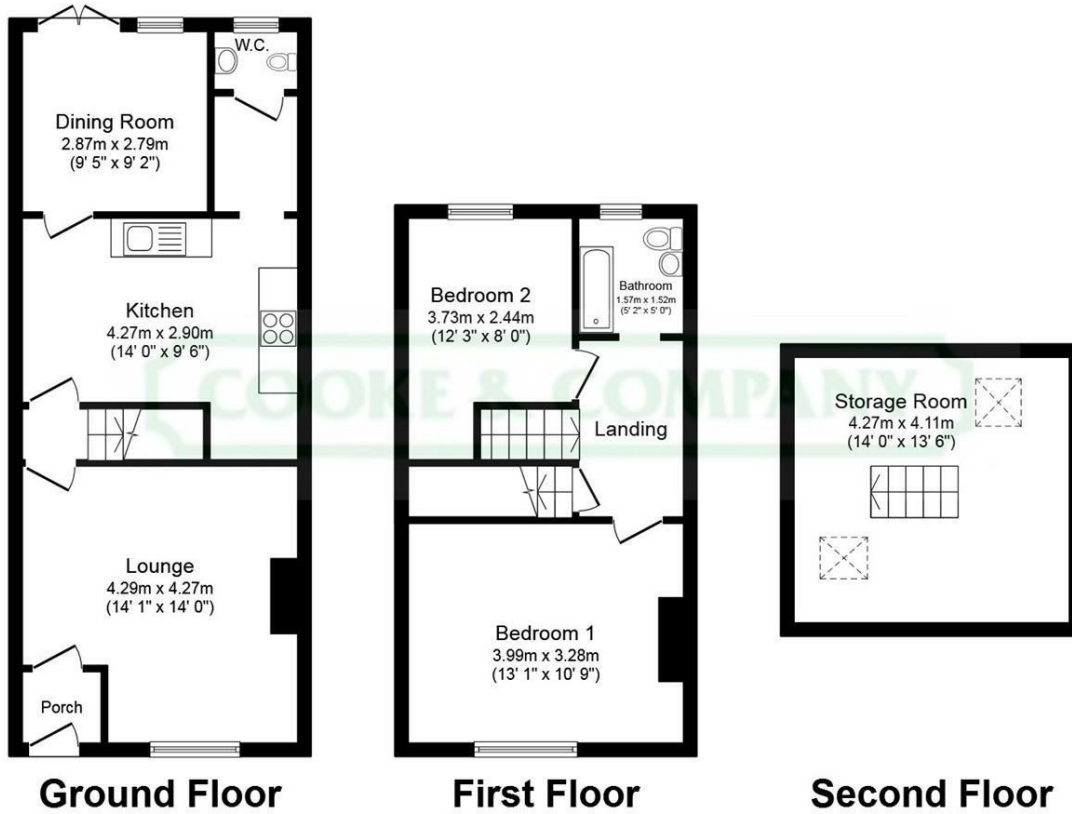
COUNCIL AND TAX BAND

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.

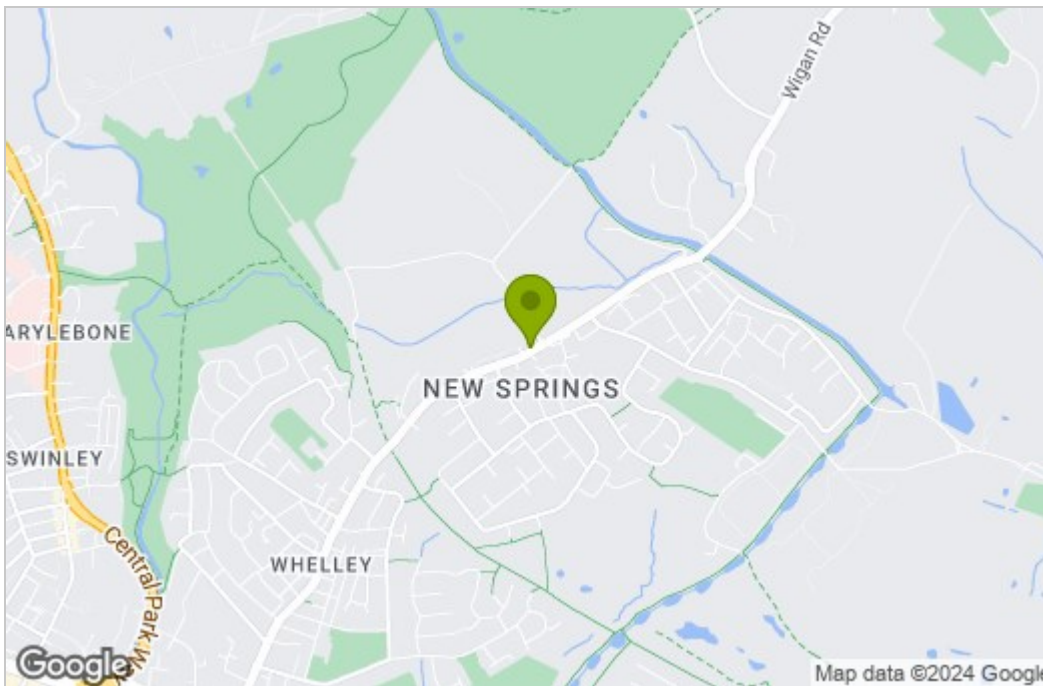
Floor Plan



Total floor area 99.3 sq.m. (1,069 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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