

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bodmin Road, Astley

Situated in a very popular and highly regarded residential area with good access to public transport routes and local schools is this beautifully presented semi detached property offering excellent family accommodation throughout to include off road parking to the front and private garden to the rear

Asking Price £269,950

GROUND FLOOR :
ENTRANCE PORCH
HALLWAY



KITCHEN 15'4 (max) x 7'8 (max) (4.67m (max) x 2.34m (max))



Fully fitted with high gloss base units and wall cupboards. Inset sink with mixer tap. Integrated Oven. Hob and Designer Extractor Hood. Integrated appliances are; Microwave, Washing machine and Heat pump dryer. Feature contrast wall tiling. Tiled floor.

STUDY/FAMILY ROOM 17'8 (max) x 9'7 (max) (5.38m (max) x 2.92m (max))



Possible fourth bedroom. Built in store cupboard. Radiator.

CLOAKROOM/WC WITH SHOWER



Walk in Shower. Vanity unit wash hand basin and low level Wc. Heated Towel Radiator. Fully tiled.

LOUNGE 15'4 (max) x 11'1 (max) (4.67m (max) x 3.38m (max))



Attractive Fireplace and Surround. Wooden flooring. Radiator. Double doors to outside.

FIRST FLOOR :

LANDING

Access to part boarded loft via a slingsby ladder.

BEDROOM 15'1 (max) x 12'6 (max) (4.60m (max) x 3.81m (max))



Radiator. Fitted Wardrobes.

BEDROOM 12'9 (max) x 11'0 (max) (3.89m (max) x 3.35m (max))



Radiator. Fitted Wardrobes.

BEDROOM 12'6 (max) x 8'0 (max) (3.81m (max) x 2.44m (max))

Radiator.

BATHROOM/WC



P Shaped Panelled bath with shower fitment and screen. Vanity unit wash hand basin. Low level Wc. Heated Towel Radiator. Tiled walls.

OUTSIDE :

PARKING

The front garden has been converted to hard standing to provide ample off road parking.

GARDENS



Private garden to the rear with covered seating area and artificial lawn with paved edges.

TENURE :

Leasehold. Residue of 999 years.

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.

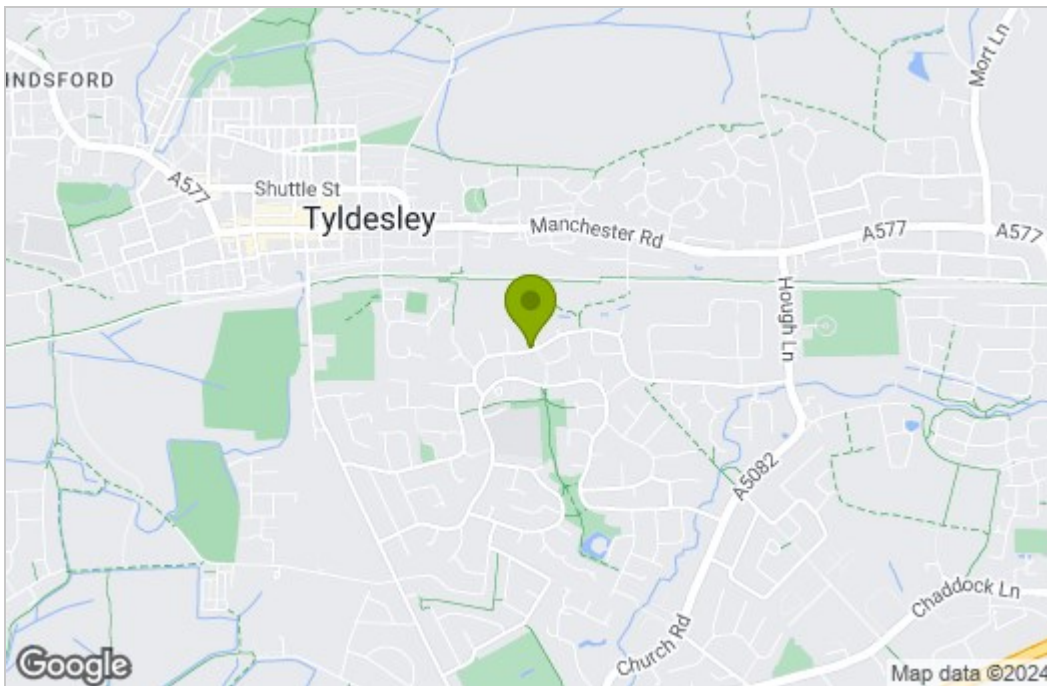
Floor Plan



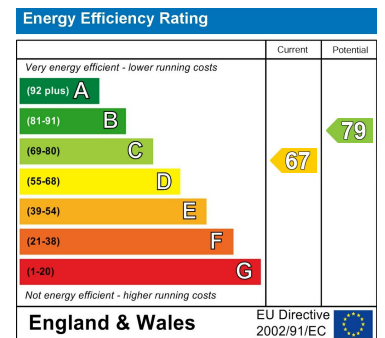
Total floor area 105.3 sq.m. (1,134 sq.ft.) approx

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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