

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Atherton Road, Hindley Green

On the end of a small row of three is this well presented pavement fronted property with two bedrooms including large patio garden to the rear plus further paved area to the side with garage offering an excellent first purchase with good access to public transport routes and retail amenities

Asking Price £150,000

GROUND FLOOR :

ENTRANCE VESTIBULE

LOUNGE 13'8 (max) x 13'3 (max) (4.17m (max) x 4.04m (max))



Wooden flooring. TV Point. Fireplace. Radiator. Stairs to first floor.

DINING KITCHEN 13'4 (max) x 9'7 (max) (4.06m (max) x 2.92m (max))



Modern kitchen with high gloss base and wall cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Vertical Radiator. Tiled floor. Double doors to :

CONSERVATORY 11'4 (max) x 5'6 (max) (3.45m (max) x 1.68m (max))

Tiled floor. Double doors to rear garden.

FIRST FLOOR :

LANDING

Access to loft, mostly boarded with velux style roof window.

BEDROOM 13'6 (max) x 9'6 (max) (4.11m (max) x 2.90m (max))



Radiator.

BEDROOM 13'6 (max) x 7'6 (max) (4.11m (max) x 2.29m (max))



Radiator.

BATHROOM



P shaped Panelled bath with shower fitment over bath and screen. Vanity unit wash hand basin. Low

level Wc. Heated Towel Radiator. Very attractive wall tiles and tiled floor.

OUTSIDE :

The property is pavement fronted with a private area to the rear and further area to the side with garage providing ample off road parking for several vehicles.

TENURE :

Freehold.

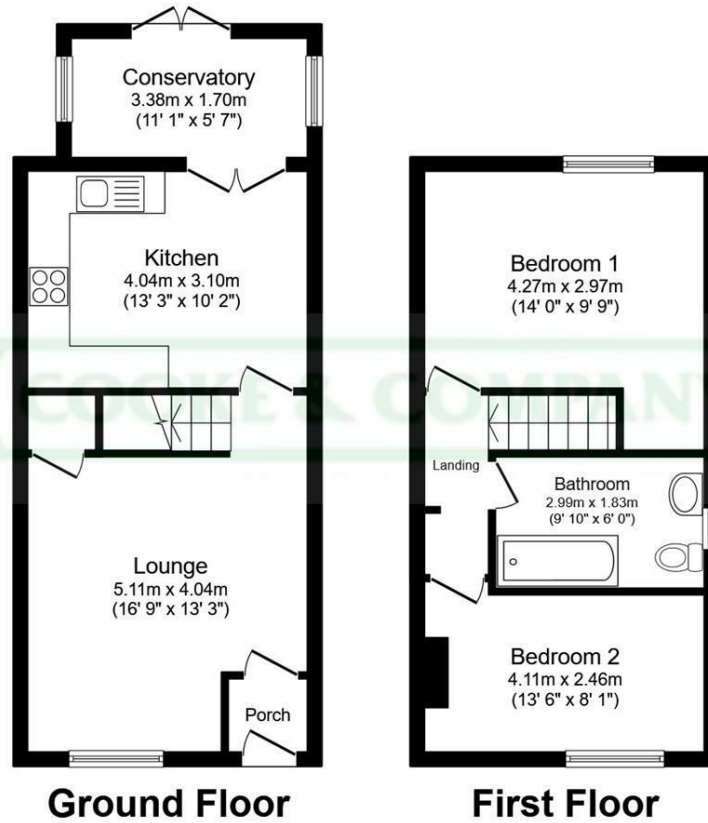
COUNCIL AND TAX BAND

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 72.9 sq.m. (784 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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