

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## May Street, Golborne

Situated in a popular location and within easy access to the A580 East Lancashire Road for social and commuter routes is this garden fronted mid terrace property with two bedrooms offered for sale with no onward chain and an ideal first home

**Asking Price £109,950**

## GROUND FLOOR :

**LOUNGE 12'8 (max) x 12'0 (max) (3.86m (max) x 3.66m (max) )**



Wooden flooring. TV Point. Radiator.

**DINING KITCHEN 12'8 (max) x 10'3 (max) (3.86m (max) x 3.12m (max) )**



Fitted with base and wall units. Inset sink. Oven, Hob and Extractor Hood. Under stairs storage area. Plumbing for washing machine. Door to rear.

## FIRST FLOOR :

### LANDING

**BEDROOM 11'8 (max) x 11'5 (max) (3.56m (max) x 3.48m (max) )**



Radiator.

**BEDROOM 7'8 (max) x 6'8 (max) (2.34m (max) x 2.03m (max) )**

Radiator.

## BATHROOM



Panelled bath with shower fitment over bath. Wash hand basin. Low level Wc. Radiator. Part tiled walls.

### OUTSIDE :

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

### TENURE :

Leasehold. Residue of 999 year Lease.

### COUNCIL AND TAX BAND

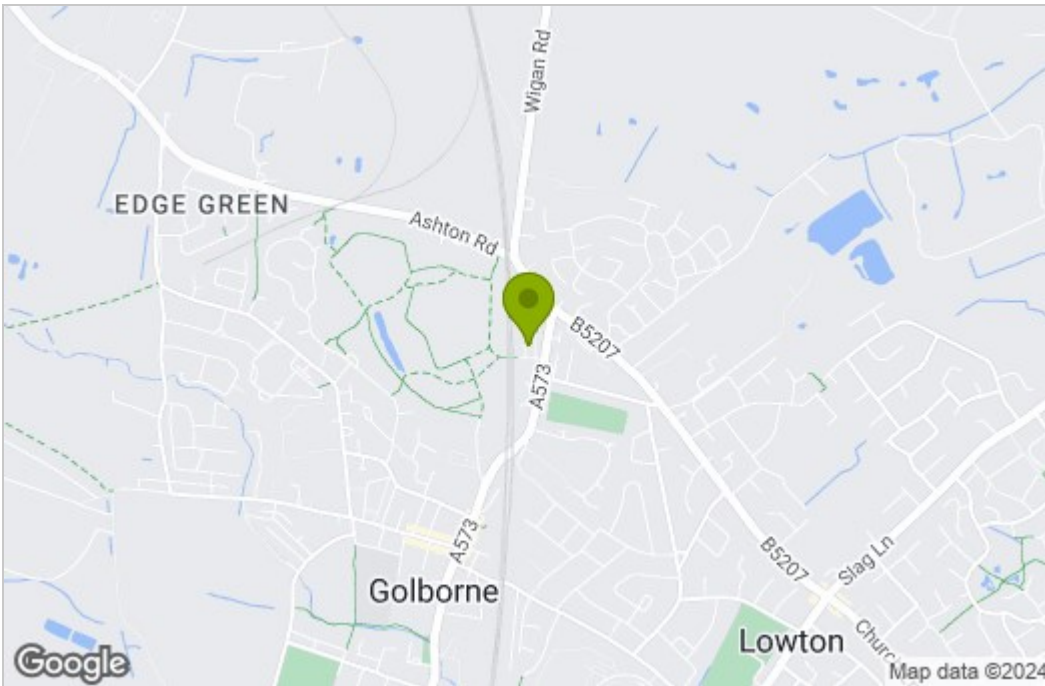
Wigan Council Tax Band A.

### SERVICES (NOT TESTED)

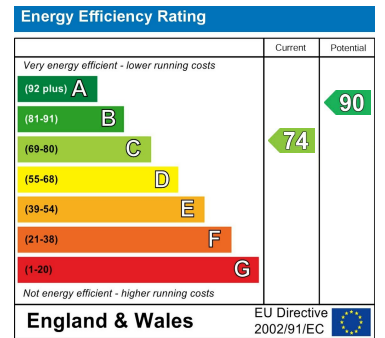
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

# Floor Plan

## 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](mailto:info@cookeandcompany.co.uk)