

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bolton Road, Atherton

Situated in an established location and with excellent access to public transport routes is this well presented garden fronted mid terrace property with two reception rooms, dining room and kitchen with breakfast area there are three bedrooms offering a spacious family home and with large garden to the rear

NO ONWARD CHAIN

Asking Price £179,950

GROUND FLOOR :

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

Radiator.

DINING ROOM/SITTING ROOM 13'9 (max) x 13'0 (max) (4.19m (max) x 3.96m (max))

Radiator.

KITCHEN WITH DINING AREA 15'0 (max) x 8'7 (max) (4.57m (max) x 2.62m (max))



Fully fitted kitchen comprising base and wall units. Inset sink. Oven, Hob and Extractor Hood. Dining area with double doors to rear garden. Tiled floor.

FIRST FLOOR :

LANDING



BEDROOM 17'3 (max) x 10'8 (max) (5.26m (max) x 3.25m (max))



(Including Recess) Radiator x 2. This bedroom could easily be split into two bedrooms, making a fourth bedroom (if required)

BEDROOM 10'2 (max) x 8'3 (max) (3.10m (max) x 2.51m (max))

(Including Recess) Radiator.

BEDROOM 12'9 (max) x 7'5 (max) (3.89m (max) x 2.26m (max))

Radiator.

BATHROOM



Panelled bath. Shower Cubicle. Pedestal wash hand basin. Low level Wc. Radiator. Tiled walls.

OUTSIDE :

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

TENURE :

Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

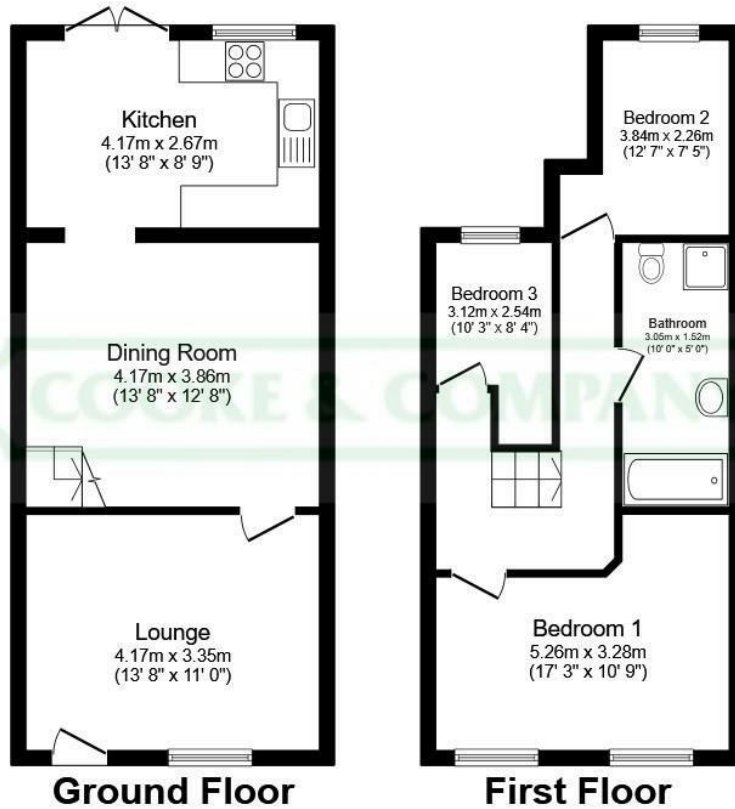
SERVICES (NOT TESTED)

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.

NOTE:

The property has 3/4 bedrooms (advising that the two front rooms had been converted to one large bedroom, but could easily be converted back to two)

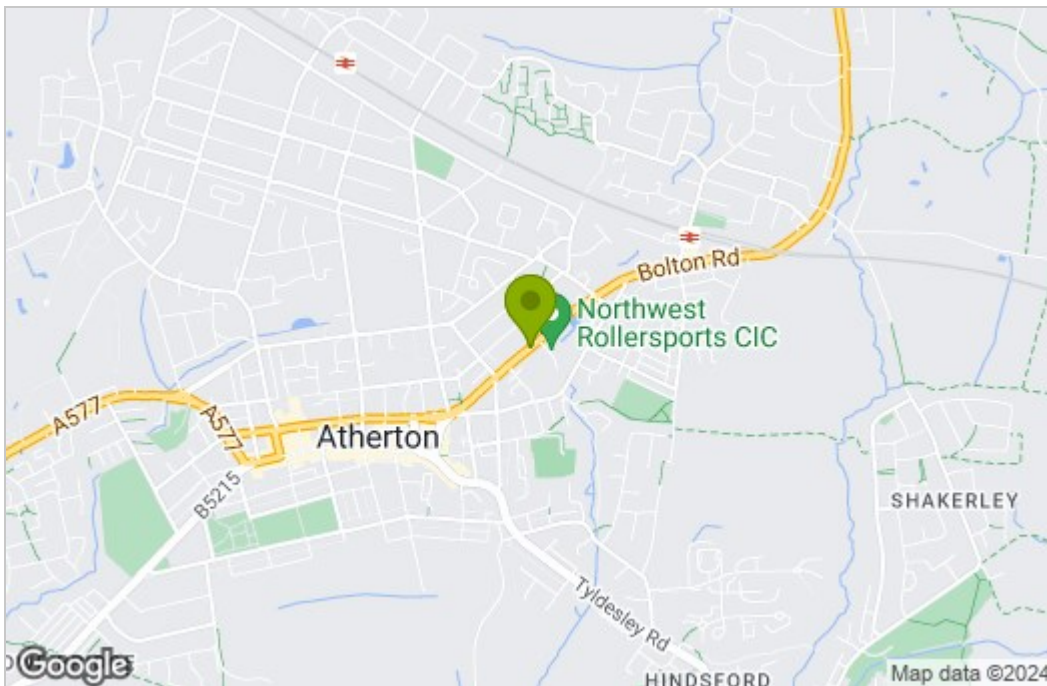
Floor Plan



Total floor area 77.8 sq.m. (837 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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