

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Marsland Green Lane, Astley

Rarely does a property in this location come to the market and we are pleased to offer this semi detached cottage style property on a quiet country lane with open field views. The property has three bedrooms and benefits off road parking to the front and large garden to the rear.

Offers Over £320,000

GROUND FLOOR :

ENTRANCE HALL

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



Fireplace. TV Point. Radiator.

DINING KITCHEN 16'2 (max) x 11'8 (max) (4.93m (max) x 3.56m (max))



Fitted with mostly base units. Inset sink. Cooker point. Plumbing for washing machine and dishwasher. Dining area with Radiator. Tiled floor.

SITTING ROOM 10'6 (max) x 8'5 (max) (3.20m (max) x 2.57m (max))



Velux style roof window. Bi-folding doors to rear. Radiator. Tiled floor.

FIRST FLOOR :

LANDING

BEDROOM 16'6 (max) x 10'5 (max) (5.03m (max) x 3.18m (max))



Radiator.

BEDROOM 12'2 (max) x 7'9 (max) (3.71m (max) x 2.36m (max))

Radiator.

BATHROOM



Panelled bath. Shower cubicle with electric shower fitment. Pedestal wash hand basin. Low level Wc. Radiator. Tiled walls and floor.

SECOND FLOOR :

**BEDROOM 16'0 (max) x 13'1 (max) (4.88m (max)
x 3.99m (max))**



Velux style roof window x 2.

OUTSIDE :

PARKING

The front of the property has been paved to provide off road parking.

GARDENS

To the rear there is a large private garden mostly laid to lawn with mature trees and shrubs. The property is surrounded by open fields.

TENURE :

Freehold.

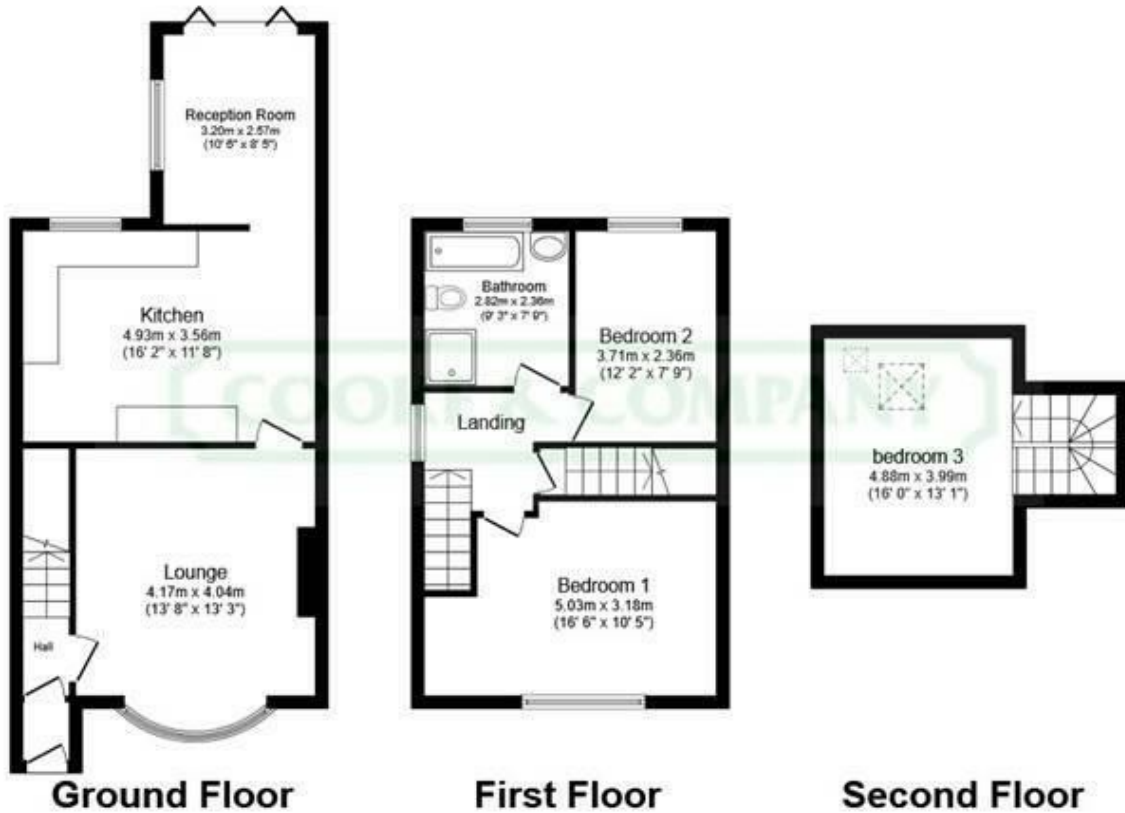
COUNCIL AND TAX BAND

Wigan Council Tax Band B.

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.

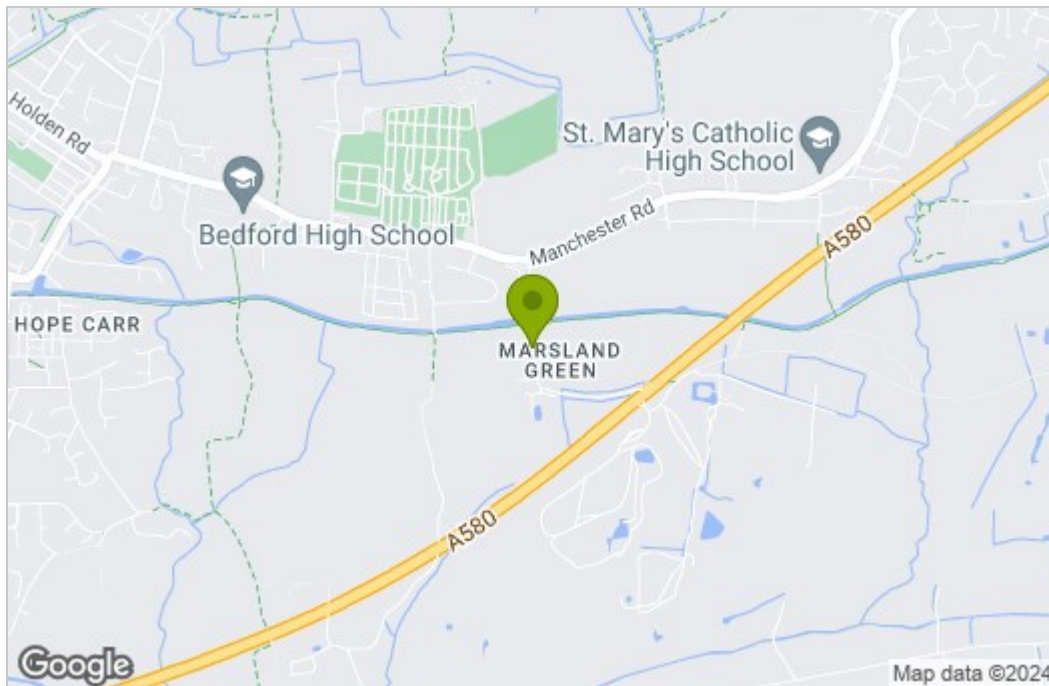
Floor Plan



Total floor area 103.2 sq.m. (1,111 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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