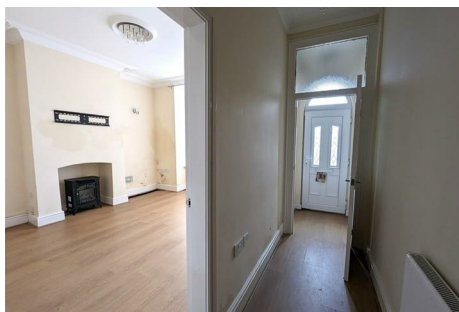


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Manchester Road, Bolton

In further detail the property includes:- On the ground floor: Entrance hallway, lounge, dining room/rear sitting room, kitchen with utility and separate cloakroom/wc. Whilst on the first floor there are three generous sized bedrooms and family bathroom/WC.

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

Asking Price £199,950

55 Manchester Road

Westhoughton, Bolton, BL5 3QD



GROUND FLOOR :

ENTRANCE HALL

Radiator.

LOUNGE

15'6 (max) x 12'1 (max) (4.72m (max) x 3.68m (max))

Bay Window. Radiator.

DINING/SITTING ROOM

14'5 (max) x 12'4 (max) (4.39m (max) x 3.76m (max))

Radiator.

KITCHEN

15'9 (max) x 10'5 (max) (4.80m (max) x 3.18m (max))

Fully fitted with a range of base units and wall cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Gas fired central heating boiler.

UTILITY ROOM

7'1 (max) x 7'0 (max) (2.16m (max) x 2.13m (max))

Fitted with base and wall units. Inset sink with mixer tap. Door to outside.

STOREROOM

7'0 (max) x 5'0 (max) (2.13m (max) x 1.52m (max))

CLOAKROOM/WC

Low level Wc. Heated Towel Radiator. Half tiled walls.

FIRST FLOOR :

LANDING

Loft access. Radiator.

BEDROOM

16'1 (max) x 13'7 (max) (4.90m (max) x 4.14m (max))

Radiator.

BEDROOM

14'5 (max) x 10'0 (max) (4.39m (max) x 3.05m (max))

Radiator.

BEDROOM

10'5 (max) x 8'2 (max) (3.18m (max) x 2.49m (max))

Radiator.

BATHROOM

14'8 (max) x 6'9 (max) (4.47m (max) x 2.06m (max))

Freestanding Bath. Shower Cubicle. Pedestal wash hand basin. Low level WC. Heated Towel Radiator.

OUTSIDE :

The property is garden fronted and to the rear there is a private paved area with gate.

TENURE :

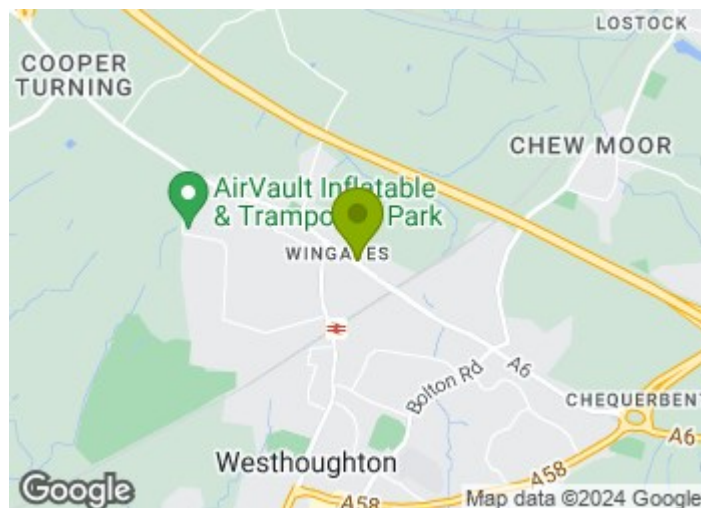
Freehold

COUNCIL AND TAX BAND

Wigan Council Tax Band B.

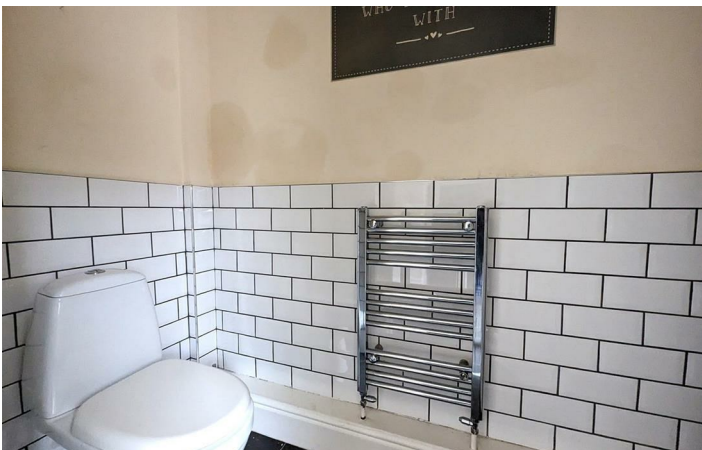
SERVICES (NOT TESTED)

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.



Directions

Sat Nav Ref: BL5 3QD



Floor Plan



Total floor area 141.3 m² (1,521 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

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	