

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Cranstal Drive, Hindley Green

Situated in a very popular and sought after residential location is this beautifully presented three bedroom detached bungalow offering well proportioned and presented living accommodation throughout

**MUST BE VIEWED**

**Asking Price £335,000**

## **GROUND FLOOR :**

### **ENTRANCE PORCH**

**DINING AREA 13'1 (max) x 9'8 (max) (3.99m (max) x 2.95m (max) )**

Radiator.

**LOUNGE 17'4 (max) x 13'3 (max) (5.28m (max) x 4.04m (max) )**

Attractive Fireplace. Radiator.

**KITCHEN 10'11 (max) x 9'3 (max) (3.33m (max) x 2.82m (max) )**

Fully fitted with wall and base cupboards,. Inset sink unit with mixer tap. Integrated oven and microwave. Hob and extractor hood. Integrated dishwasher. Door to outside.

### **INNER HALL**

**BEDROOM 9'0 (max) x 8'1 (max) (2.74m (max) x 2.46m (max) )**

Fitted Wardrobes. Radiator.

### **BATHROOM**

Panelled bath with shower fitment and screen. Wash hand basin. Low level WC. Heated Towel Radiator. Tiled walls.

**BEDROOM/SITTING ROOM 12'7 (max) x 9'4 (max) (3.84m (max) x 2.84m (max) )**

Fitted Wardrobes. Radiator.

**BEDROOM 11'4 (max) x 9'2 (max) (3.45m (max) x 2.79m (max) )**

Radiator.

### **EN SUITE**

Walk in shower. Vanity unit wash hand basin and Low level Wc. Tiled walls.

**CONSERVATORY 19'2 (max) x 10'8 (max) (5.84m (max) x 3.25m (max) )**

Double doors to rear garden.

## **OUTSIDE :**

### **PARKING AND GARAGE**

The property is approached over a block paved entrance driveway which provides off road parking leading to the detached garage.

### **GARDENS**

To the front and rear. Front garden laid to lawn. To the rear there is a lovely garden with Indian Stone paved patio area and lawn with planted borders.

## **TENURE :**

Leasehold. Ground Rent is £75.00 per annum.

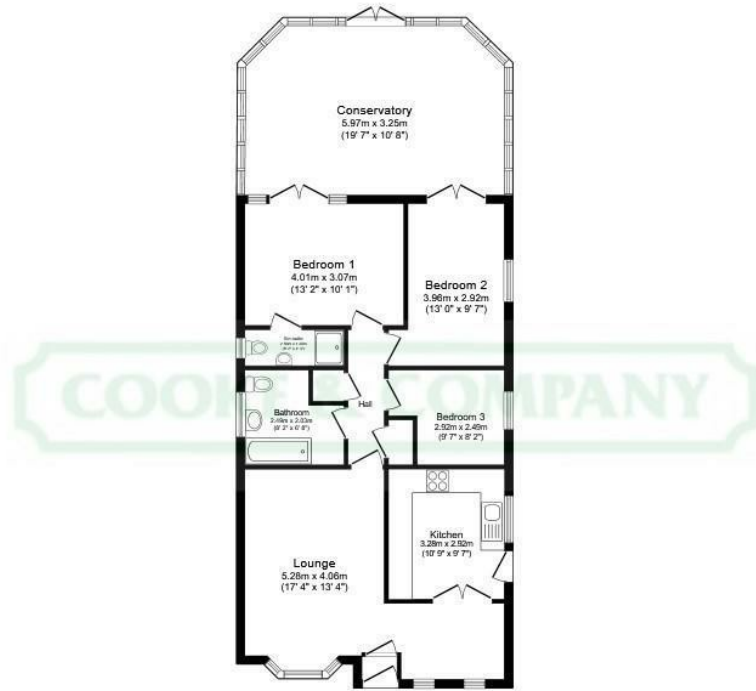
### **COUNCIL AND TAX BAND**

Wigan Council Tax Band D.

### **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



### Floor Plan

Floor area 105.1 m<sup>2</sup> (1,131 sq.ft.)

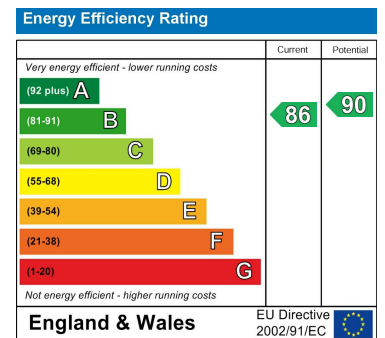
TOTAL: 105.1 m<sup>2</sup> (1,131 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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.

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