

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Car Bank Street, Atherton

Situated in an established residential area with excellent access to commuter routes via Atherton and Hag Fold Train Stations is this extended semi detached family home with three bedrooms offering very attractive and tastefully decorated accommodation throughout to include ample off road parking to the front and private garden to the rear

NO ONWARD CHAIN

Asking Price £239,950

GROUND FLOOR :

ENTRANCE HALL



Radiator.

LOUNGE 12'0 (max) x 11'9 (max) (3.66m (max) x 3.58m (max))



Bay Window. Attractive Fireplace. Fitted storage cupboards to alcoves. Wooden flooring. Radiator.

SITTING ROOM/KITCHEN AND DINING AREA 19'8 (max) x 10'0 (max) (5.99m (max) x 3.05m (max))



Attractive log burner style fireplace with exposed chimney breast. Open to kitchen area fully fitted with base and wall cupboards. Quality work surfaces with inset sink. Island unit with feature lighting and seating. Gas cooker point. Dining area with bi-folding doors to rear. Wooden flooring.

FIRST FLOOR :

LANDING



Loft Access.

BEDROOM FRONT 13'5 (max) x 10'7 (max) (4.09m (max) x 3.23m (max))



Fitted Wardrobes. Radiator.

BEDROOM REAR 11'0 (max) x 10'2 (max) (3.35m (max) x 3.10m (max))



Radiator.

BEDROOM FRONT 9'1 (max) x 7'7 (max) (2.77m (max) x 2.31m (max))



Radiator.

BATHROOM



P Shaped panelled bath with shower fitment over bath and shower screen. Vanity wash hand basin. Low level WC. Heated towel radiator. Fully tiled walls and tiled floor.

OUTSIDE :

The front garden to the property has been converted to hard standing to provide ample off road parking. To the rear there is a private patio garden with attractive Indian Stone paving.

TENURE

Freehold.

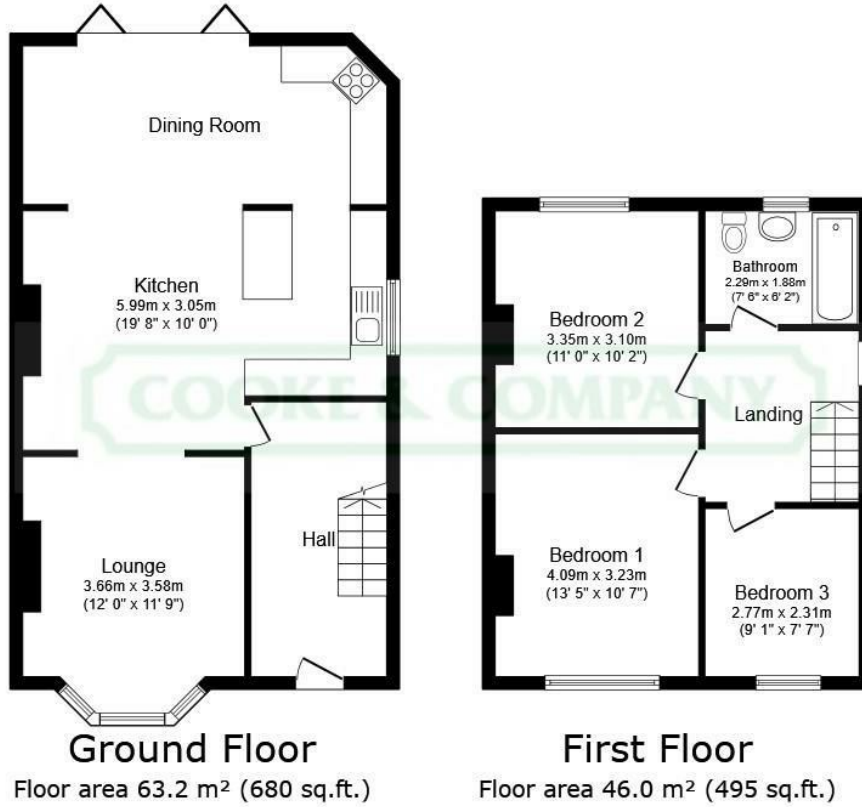
COUNCIL AND TAX BAND

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.

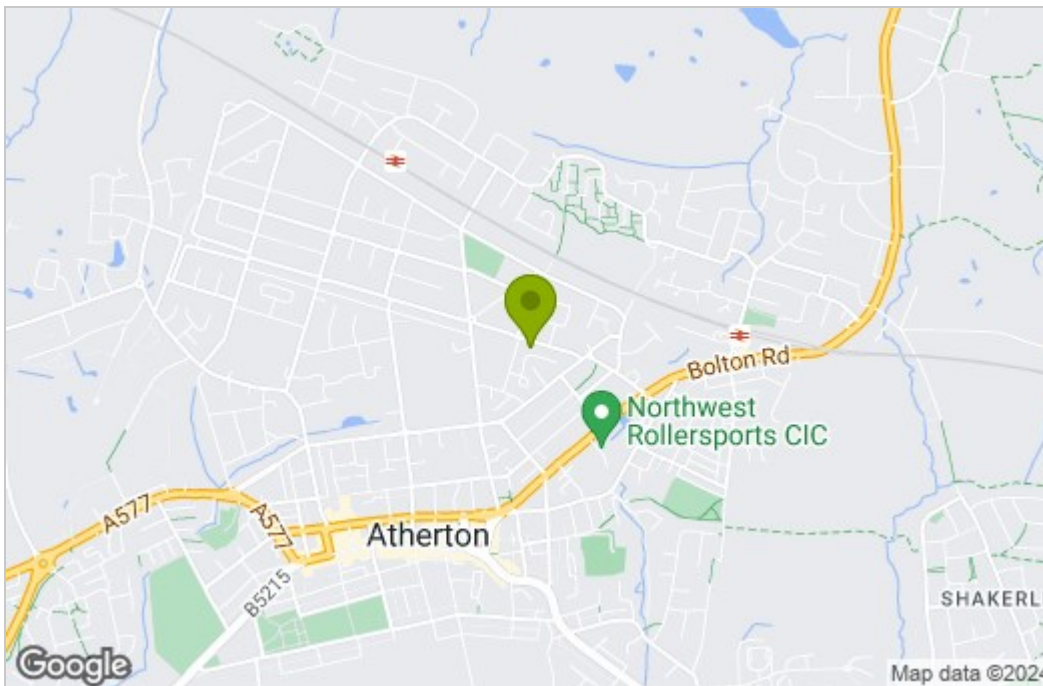
Floor Plan



TOTAL: 109.2 m² (1,175 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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