

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Taylor Road, Hindley Green

Located in a popular residential area
is this well presented semi detached family home
with three bedrooms to include conservatory, gardens
private driveway and garage

Asking Price £219,995

GROUND FLOOR :
ENTRANCE PORCH
ENTRANCE HALL



LOUNGE 13'5 (max) x 12'7 (max) (4.09m (max) x 3.84m (max))



TV Point. Fire and Surround. Radiator. Open to :

DINING ROOM 9'9 (max) x 7'8 (max) (2.97m (max) x 2.34m (max))



Radiator. Double doors to Conservatory.

CONSERVATORY 11'6 (max) x 7'3 (max) (3.51m (max) x 2.21m (max))



Wooden flooring. Fitted Blinds. Double doors to rear.

KITCHEN 10'0 (max) x 6'7 (max) (3.05m (max) x 2.01m (max))



Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Oven, Hob and Extractor Hood. Plumbing for washing machine.

FIRST FLOOR :
LANDING



Access to loft space, mainly boarded with pull down ladder.

BEDROOM 15'0 (max) x 9'1 (max) (4.57m (max) x 2.77m (max))



Fitted Wardrobes. Radiator.

BEDROOM 9'4 (max) x 9'2 (max) (2.84m (max) x 2.79m (max))



Radiator.

BEDROOM 10'0 (max) x 6'8 (max) (3.05m (max) x 2.03m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level Wc. Heated Towel Radiator. Fully tiled walls and tiled floor. Under floor heating.

OUTSIDE :

PARKING: The property benefits off road parking to the front leading to an attached garage.

GARDENS To the rear, paved for low maintenance. A further detached garage is to the rear for storage only.

TENURE :

Freehold.

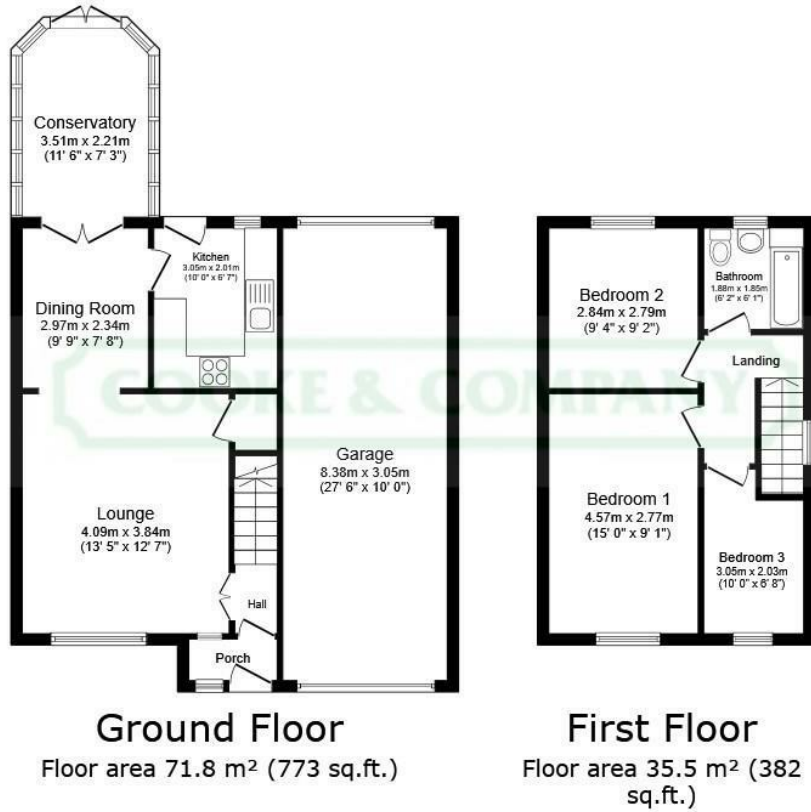
COUNCIL AND TAX BAND

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



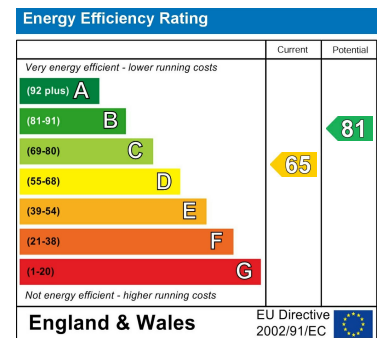
TOTAL: 107.3 m² (1,155 sq.ft.)

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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