

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## **Cambourne Drive, Hindley Green**

Situated in a sought after residential location is this detached bungalow with two bedrooms offering well proportioned living accommodation throughout with off road parking gardens to the front and rear and available with no onward chain

**Asking Price £199,950**

## ENTRANCE HALL

**LOUNGE** 15'4 (max) x 10'8 (max) (4.67m (max) x 3.25m (max) )



## INNER HALLWAY

Loft Access.

**KITCHEN** 10'5 (max) x 7'4 (max) (3.18m (max) x 2.24m (max) )



Fully fitted kitchen with base cupboards and wall cupboards. Plumbing for washing machine.

**BEDROOM** 14'11 (max) x 9'2 (max) (4.55m (max) x 2.79m (max) )

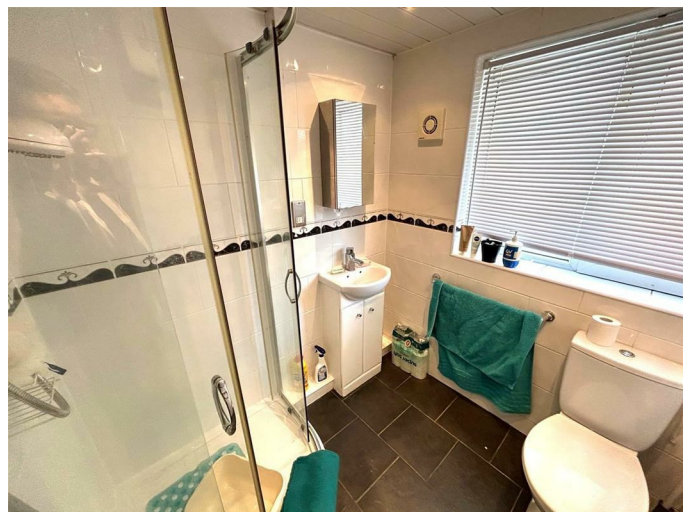


Fitted Wardrobes.

**BEDROOM** 11'1 (max) x 9'3 (max) (3.38m (max) x 2.82m (max) )



## SHOWER ROOM



Shower cubicle. Vanity unit wash basin, low level WC. Tiled walls and floor. Electrical Heater.

**OUTSIDE :**

**PARKING**

Private driveway providing off road parking at the front of the property.

**GARDENS**

Private rear garden with lawn and planted borders.

**TENURE :**

Freehold

**COUNCIL AND TAX BAND**

Wigan Council Tax Band B.

**SERVICES (NOT TESTED)**

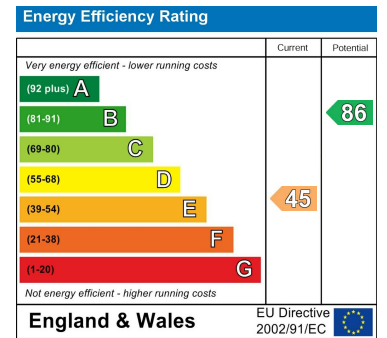
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

# Floor Plan

## 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.