

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wigan Road, Atherton

Situated in a highly regarded location with open field views to the rear is this extended and very attractive garden fronted mid terrace property with two bedrooms with parking to the rear and available with no onward chain

Asking Price £175,950

GROUND FLOOR :

ENTRANCE VESTIBULE

Tiled Floor.

LOUNGE 15'4 (max) x 13'8 (max) (4.67m (max) x 4.17m (max))



Bay Window. TV Point, Radiator.

KITCHEN 13'8 (max) x 13'7 (max) (4.17m (max) x 4.14m (max))



Fitted with wall and base cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Gas fired central heating boiler. Under stairs storage area. Wooden flooring. Radiator. Open to

DINING/SITTING ROOM 10'4 (max) x 10'3 (max) (3.15m (max) x 3.12m (max))

Wooden flooring. Double doors to rear.

FIRST FLOOR :

LANDING

BEDROOM 13'9 (max) x 11'5 (max) (4.19m (max) x 3.48m (max))



Fitted Wardrobes. Radiator.

BEDROOM 16'6 (max) x 7'7 (max) (5.03m (max) x 2.31m (max))



Fitted Wardrobes. Radiator.

BATHROOM



Panelled bath. Shower cubicle. Pedestal wash hand basin. Low level WC. Heated Towel Radiator. Part tiled walls.

OUTSIDE :

GARDENS

The property is garden fronted and to the rear there is a private garden double gates allowing off road secure parking.

TENURE :

Leasehold. Residue of 999 year Lease.

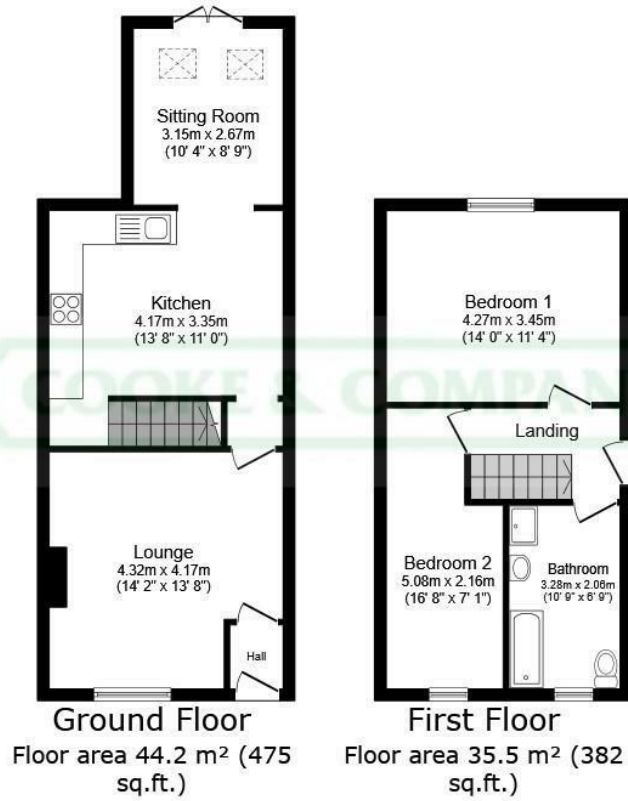
COUNCIL AND TAX BAND

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.

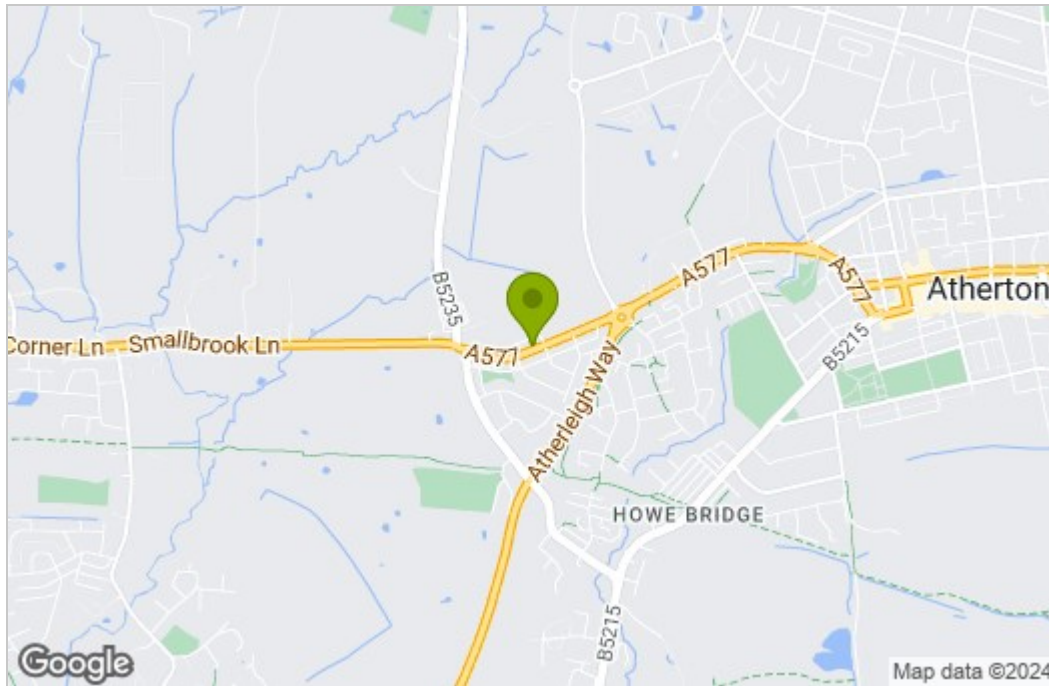
Floor Plan



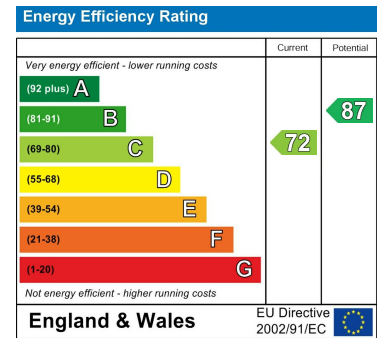
TOTAL: 79.7 m² (858 sq.ft.)

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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