

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



White Lee Croft, Atherton

Asking Price £99,950



Offered for sale is this purpose built self-contained ground floor apartment with two bedrooms, master with en-suite offering an ideal first purchase or investment opportunity to include private car park and within close proximity to the Atherton town centre and available with no onward chain



In further the accommodation comprises:-

COMMUNAL ENTRANCE

GROUND FLOOR:

ENTRANCE HALL

Electric wall heater.

LOUNGE/DINING AREA 20'6(max) x 13'9 (max) (6.25m(max) x 4.19m (max))

Electric wall heater

KITCHEN 13'4 (max) x 5'11 (max) (4.06m (max) x 1.80m (max))

Fitted with wall units and base cupboards. Work surfaces. Sink with mixer taps. Built in oven. Plumbing for washing machine

BEDROOM 13'4 (max) x 10'2 (max) (4.06m (max) x 3.10m (max))

Electric wall heater. TV point.

ENSUITE

Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail. Part tiled walls.

BEDROOM 8'0 (max) x 7'10 (max) (2.44m (max) x 2.39m (max))

Electric wall heater.

BATHROOM

Panelled bath. Pedestal wash hand basin. Low level WC. Part tiled walls.

OUTSIDE:

GARDENS

The property has the benefit of communal gardens.

PARKING

The property has a private car park for residents.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band B

SERVICE CHARGE

Currently approx. £150 per calendar month.

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

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.

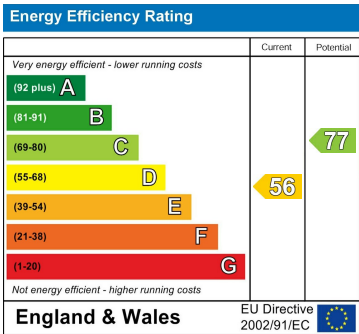
Area Map



Floor Plans



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 firms employment has the authority to make or give any representation or warranty in respect of the property.