

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



North Meadow Close, Golborne

Located on a modern development with good access to local schools and access to the A580 East Lancashire Road for commuter routes is this beautifully presented semi detached three storey Town House with three bedrooms master with en-suite to include off road parking and gardens to the front and rear

MUST BE VIEWED

Asking Price £295,000

GROUND FLOOR :

ENTRANCE HALL

Radiator.

CLOAKROOM

Low level WC. Pedestal wash Hand Basin. Radiator.

DINING KITCHEN 17'2 (max) x 10'5 (max) (5.23m (max) x 3.18m (max))



Fully fitted with wall and base cupboards. Inset sink with mixer tap. Integrated Oven, Hob and Extractor hood. Integrated fridge freezer. Plumbing for washing machine. Dining area. Radiator. Wooden flooring.

LOUNGE 13'8 (max) x 11'7 (max) (4.17m (max) x 3.53m (max))



TV Point. Radiator. Double doors to rear garden.

FIRST FLOOR :

LANDING

BEDROOM 11'9 (max) x 11'5 (max) (3.58m (max) x 3.48m (max))



Fitted Wardrobes. Radiator.

BEDROOM 10'6 (max) x 7'1 (max) (3.20m (max) x 2.16m (max))



Radiator.

BATHROOM



Panelled bath with shower fitment over bath and shower screen. Pedestal wash hand basin. Low level WC. Radiator. Fully tiled walls and tiled floor.

SECOND FLOOR

MASTER BEDROOM 22'9 (max) x 10'9 (max)
(6.93m (max) x 3.28m (max))



Wall mounted TV Point. Dressing area. Radiator.

EN-SUITE



Shower cubicle with electric shower fitment. Pedestal wash hand basin. Low level WC. Tiled walls. Radiator.

OUTSIDE :

GARDENS



Front garden with lawn and planted shrubs. Private rear garden with patio area lawn and fully fenced.

PARKING

Off road parking is available to the front and side of the property.

TENURE :

Freehold.

SERVICE CHARGE:

A service charge of £90.00 per annum exists for the maintenance of public areas on the development.

COUNCIL AND TAX BAND

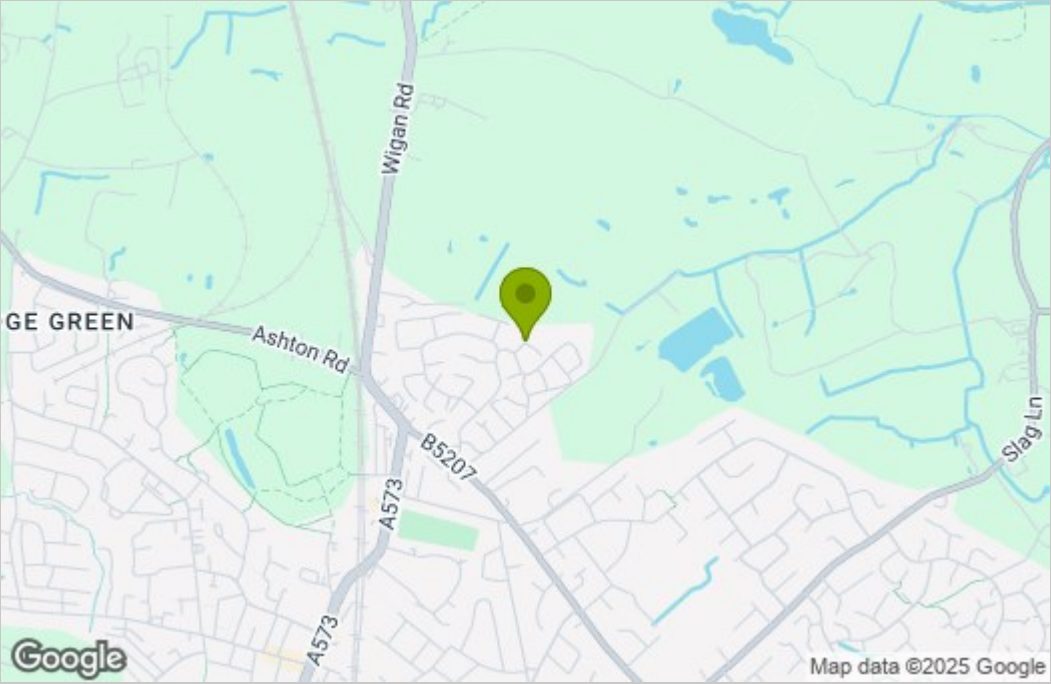
Wigan Council Tax Band C.

SERVICES (NOT TESTED)

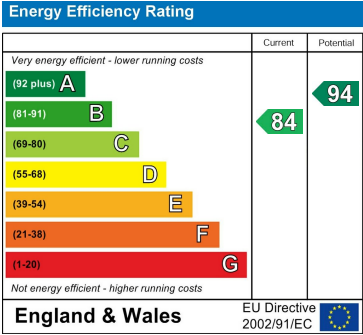
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification 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 firms employment has the authority to make or give any representation or warranty in respect of the property.