

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Stanley Road, Platt Bridge

Situated in a popular location close to local schools and shops is this pavement fronted two-bedroom mid terrace property with a spacious enclosed courtyard to the rear making an ideal first home

Asking Price £125,000

22 Stanley Road

Platt Bridge, WN2 3TF



- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises :

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

14'1 (max) x 11'1 (max) (4.29m (max) x 3.38m (max))
TV point. Fire surround. Radiator

LIVING ROOM

14'2 (max) x 11'2 (max) (4.32m (max) x 3.40m (max))
Radiator

KITCHEN

8'9 (max) x 7'8 (max) (2.67m (max) x 2.34m (max))
Fitted with base and walls cupboards. Inset sink. Oven. Gas hob. Plumbing for washing machine. Radiator. Door to outside

FIRST FLOOR

LANDING

BEDROOM

14'2 (max) x 11'2 (max) (4.32m (max) x 3.40m (max))
2 x Radiators

BEDROOM

11'3 (max) x 11'2 (max) (3.43m (max) x 3.40m (max))
Radiator

BATHROOM

8'9 (max) x 7'9 (max) (2.67m (max) x 2.36m (max))
Panelled bath with shower fitment. Glass shower screen. Low level WC Pedestal wash hand basin. Radiator.

OUTSIDE

The property is pavement fronted. To the rear is an enclosed courtyard style area.

TENURE

Leasehold

COUNCIL TAX BAND

Council Tax Band A

VIEWING

By appointment with agents overleaf

PLEASE NOTE

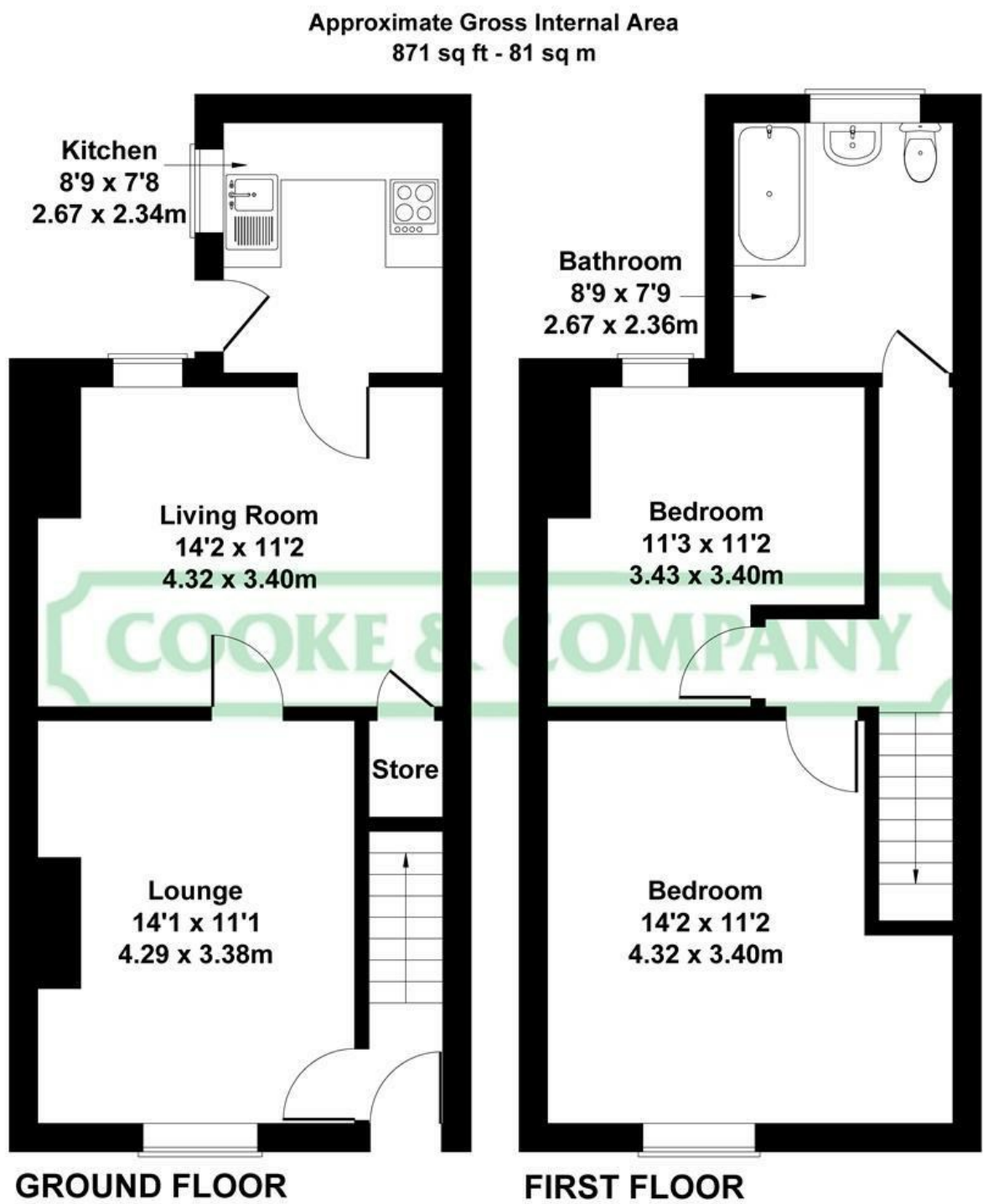
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WN2 3TF



Floor Plan



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC