

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bolton Old Road, Atherton

Situated in a popular and well established location close to Atherton Town Centre and within walking distance of Atherton Train Station is this one bedroom first floor flat whilst in need of updating offers excellent potential

IN NEED OF UPDATING
NO SERVICE FEES OR GROUND RENT

Asking Price £100,000

61A Bolton Old Road

Atherton, M46 9DU



In further the accommodation comprises:-

FIRST FLOOR:

ENTRANCE

LOUNGE

12'9 (max) x 10'9 (max) (3.66m'2.74m(max) x 3.05m'2.74m (max))
TV point. Radiator. Gas fire.

KITCHEN

9'0 (max) 7'4 (max) (2.74m'0.00m (max) 2.13m'1.22m (max))
Wall and base units. Worktops. Sink unit. Radiator.

BEDROOM

13'0 (max) x 9'2 (max) (3.96m'0.00m (max) x 2.74m'0.61m (max))
Radiator.

BATHROOM

6'3 (max) x 5'5 (max) (1.83m'0.91m (max) x 1.52m'1.52m (max))
Panelled bath with overhead shower fitment. Low level WC. Wash basin.

OUTSIDE:

Gardens to the front and rear.

PARKING

Allocated Car Parking Space

TENURE

Freehold

VIEWING

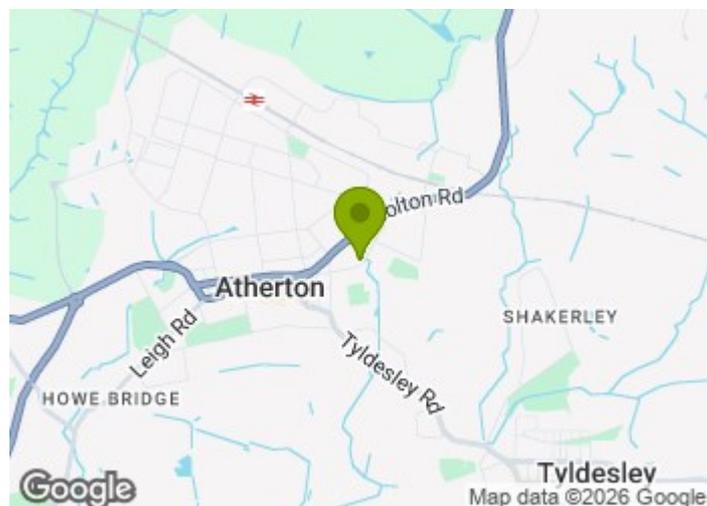
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

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

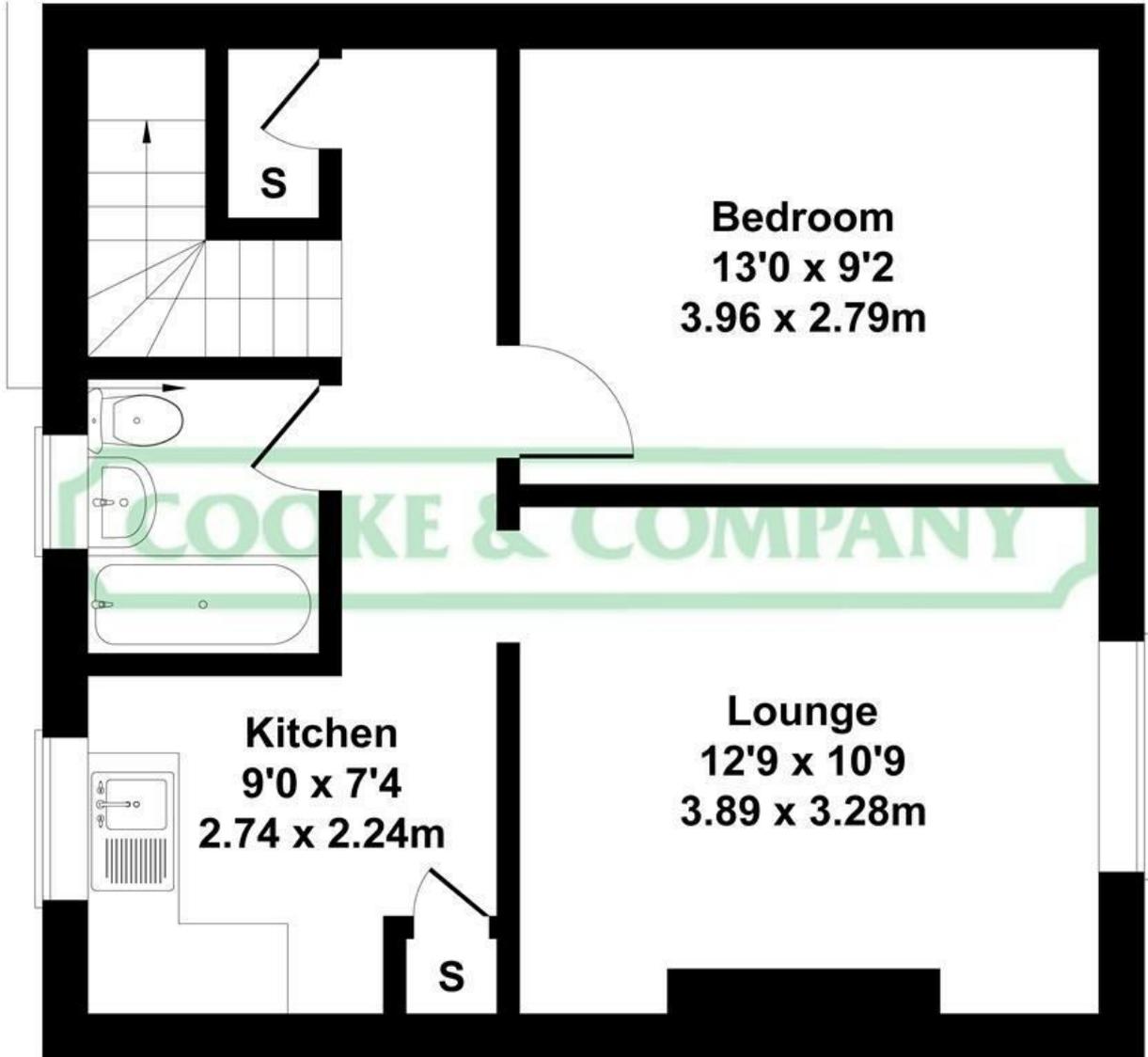
M46 9DU



Floor Plan

Bathroom
 6'3 x 5'5
 1.91 x 1.65m

Approximate Gross Internal Area
 477 sq ft - 44 sq m



**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	