

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lily Lane, Wigan

Asking Price £109,950



Situated in a well-established residential location with good access to the town is this two bedroom garden fronted, end-terraced house with an enclosed courtyard style area to the rear which is open aspect



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL/VESTIBULE

LOUNGE 17'0 (max) x 14'5 (max). (5.18m'0.00m (max) x 4.27m'1.52m (max).)

Fire and surround. Laminate flooring.

DINING ROOM 12'6 (max) x 9'9 (max). (3.66m'1.83m (max) x 2.74m'2.74m (max).)
12'6 (max) x 9'9 (max).

KITCHEN 11'4 (max) x 7'3 (max). (3.35m'1.22m (max) x 2.13m'0.91m (max).)

Fully fitted with wall and base cupboards. Sink unit. Plumbing for washing machine.

FIRST FLOOR:

LANDING

BEDROOM 12'7 (max) x 11'1 (max). (3.66m'2.13m (max) x 3.35m'0.30m (max).)
12'7 (max) x 11'1 (max).

BEDROOM 10'1 (max) x 7'1 (max). (3.05m'0.30m (max) x 2.13m'0.30m (max).)

BATHROOM 10'1 (max) x 6'9 (max). (3.05m'0.30m (max) x 1.83m'2.74m (max).)
Low level WC. Panelled bath. . Pedestal wash basin.

OUTSIDE:

GARDEN

The property is garden fronted. The rear of the property offers an enclosed courtyard style area which is open aspect.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

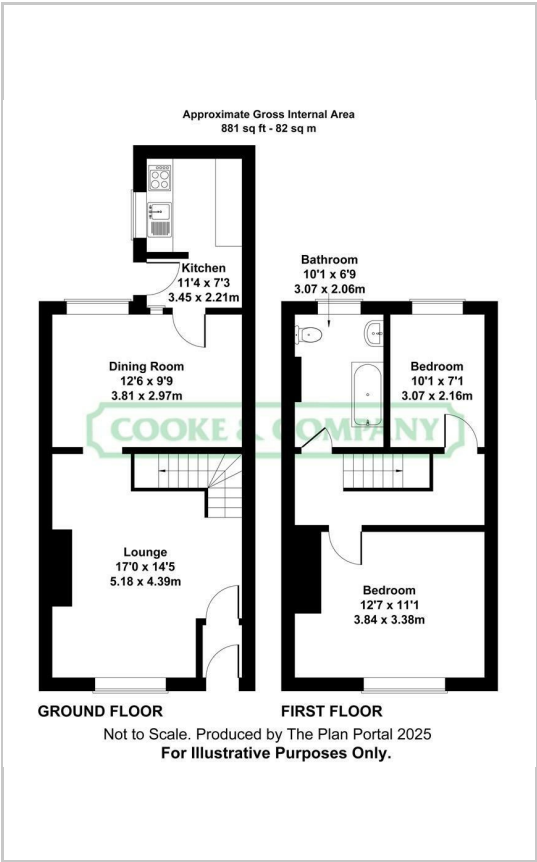
PLEASE NOTE

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.

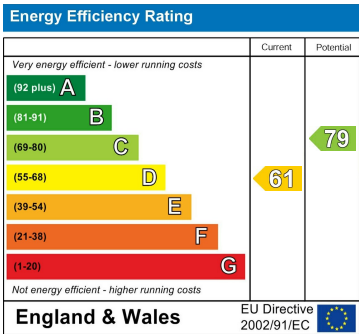
Area Map



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.