

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Atherton Road, Hindley Green

Offered for sale with no onward chain  
is this detached period property with three bedrooms  
offering an excellent opportunity for a spacious family home  
in need of updating but retaining many original features  
to include off road parking and integral garage

**Asking Price £299,950**



## GROUND FLOOR :

### ENTRANCE HALL

Radiator. Under stairs storage cupboard.

**LOUNGE 14'6 (max) x 11'3 (max) (4.42m (max) x 3.43m (max) )**

Bay Window. Radiator.

**DINING ROOM 14'5 (max) x 11'3 (max) (4.39m (max) x 3.43m (max) )**

Fireplace. Radiator.

**SITTING ROOM 10'7 (max) x 8'0 (max) (3.23m (max) x 2.44m (max) )**



**KITCHEN 10'7 (max) x 9'0 (max) (3.23m (max) x 2.74m (max) )**



## FIRST FLOOR :

### LANDING

**BEDROOM 14'7 (max) x 11'3 (max) (4.45m (max) x 3.43m (max) )**

Bay Window. Radiator.

**BEDROOM 14'1 (max) x 11'4 (max) (4.29m (max) x 3.45m (max) )**

Radiator.

**BEDROOM 8'3 (max) x 8'0 (max) (2.51m (max) x 2.44m (max) )**

### BATHROOM

Shower. Pedestal Wash hand basin. Low level Wc. Radiator.

### OUTSIDE:

**PARKING** The property is approached over an entrance driveway providing off road parking for several vehicles.

**GARAGE 16'6 (max) x 9'0 (max) Double doors.**

### TENURE :

Leasehold. Residue of 999 year Lease.

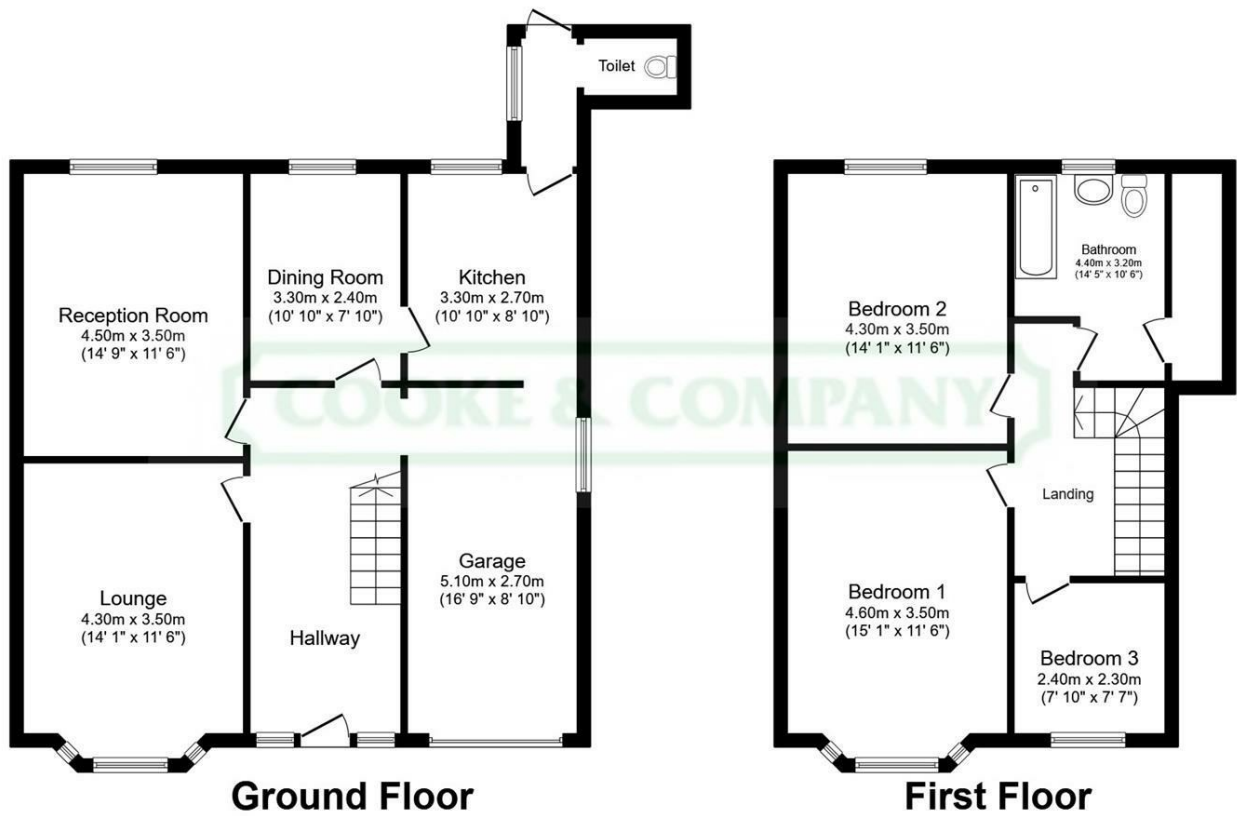
### COUNCIL AND TAX BAND

Wigan Council Tax Band E.

### SERVICES (NOT TESTED)

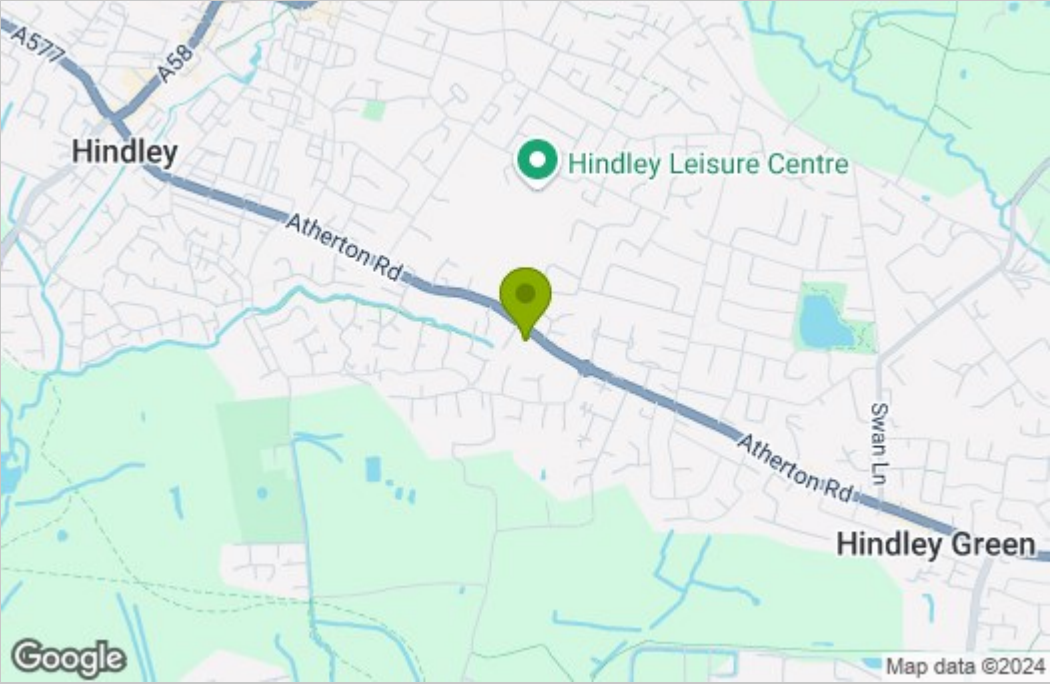
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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

Floor Plan

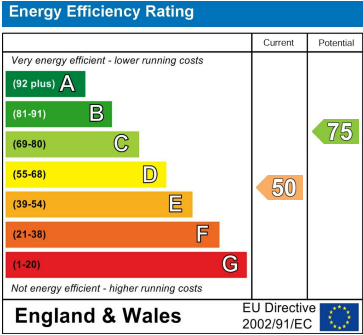


Total floor area 139.7 sq.m. (1,503 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.