

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Marsland Green Lane,

A rare opportunity to purchase a canal side property  
with Mooring Rights and direct access to  
The Bridgewater Canal

On the end of a small row of three this property  
has two reception rooms and two bedrooms  
both with en suite and is available  
with no onward chain

**Asking Price £250,000**

## **GROUND FLOOR :**

### **ENTRANCE VESTIBULE**

**LOUNGE 15'0 (max) x 13'4 (max) (4.57m (max) x 4.06m (max) )**

Feature Fireplace. TV Point. Radiator.

**DINING/SITTING ROOM 14'9 (max) x 11'6 (max) (4.50m (max) x 3.51m (max) )**

Double doors to Sun Loggia. Radiator.

**KITCHEN 11'8 (max) x 9'4 (max) (3.56m (max) x 2.84m (max) )**

Fitted with base units. Gas cooker point. Plumbing for dishwasher. Tiled floor.

### **UTILITY ROOM**

Fitted with base units and wall cupboards. Plumbing for washing machine.

### **SEPARATE WC**

Low level Wc. Wash hand basin. Door to outside.

## **FIRST FLOOR :**

### **LANDING**

**BEDROOM 12'2 (max) x 11'7 (max) (3.71m (max) x 3.53m (max) )**

Fitted Wardrobes. Radiator.

### **EN SUITE**

Walk in Shower Cabinet. Vanity unit wash hand basin. Low level Wc. Ornamental style Heated Towel Radiator. Tiled walls and floor.

**BEDROOM 12'4 (max) x 8'9 (max) (3.76m (max) x 2.67m (max) )**

Shower Cubicle. Pedestal wash hand basin. Low level Wc. Tiled walls and floor.

## **OUTSIDE :**

The property is garden fronted and there is a canal side decking and paved seating area to the side. A 60 feet mooring is available to the side of the property.

(\*NOTE - drainage via water filtration system)

## **TENURE :**

Leasehold. Residue of 999 year Lease.

## **COUNCIL AND TAX BAND**

Wigan Council Tax Band A.

## **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.

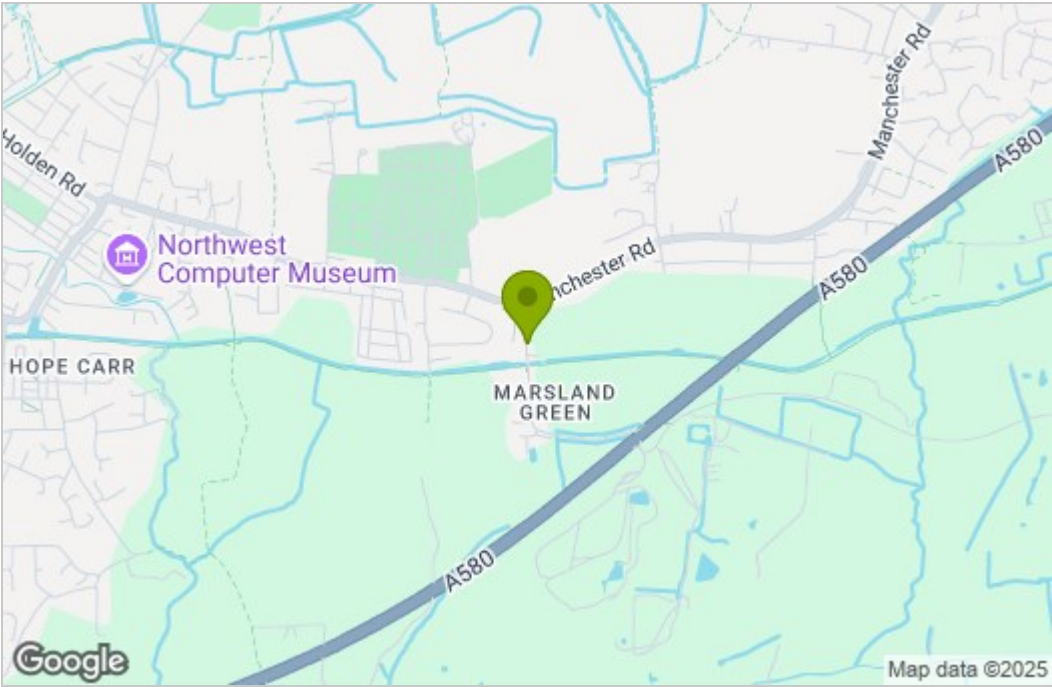


Floor Plan

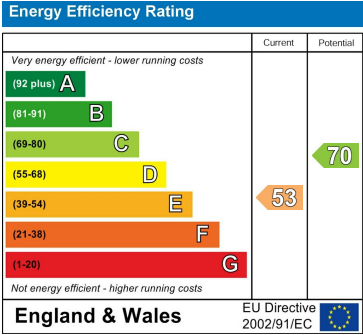


Total floor area 83.7 sq.m. (901 sq.ft.) approx  
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.