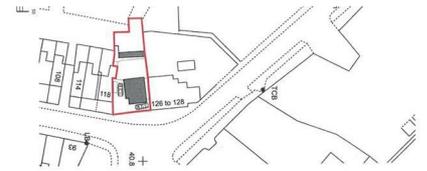


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Church Street, Golborne

Offered for sale is this good sized plot (330m²) with planning permission for the erection of a two storey dwelling (93m²) and detached workshop with parking (following removal of existing garages and commercial buildings) Plan Ref A/24/97004/full

£150,000

124 Church Street

Golborne, WA3 3TW



COUNCIL AND TAX BAND

Wigan Council Business Rates
Department

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.

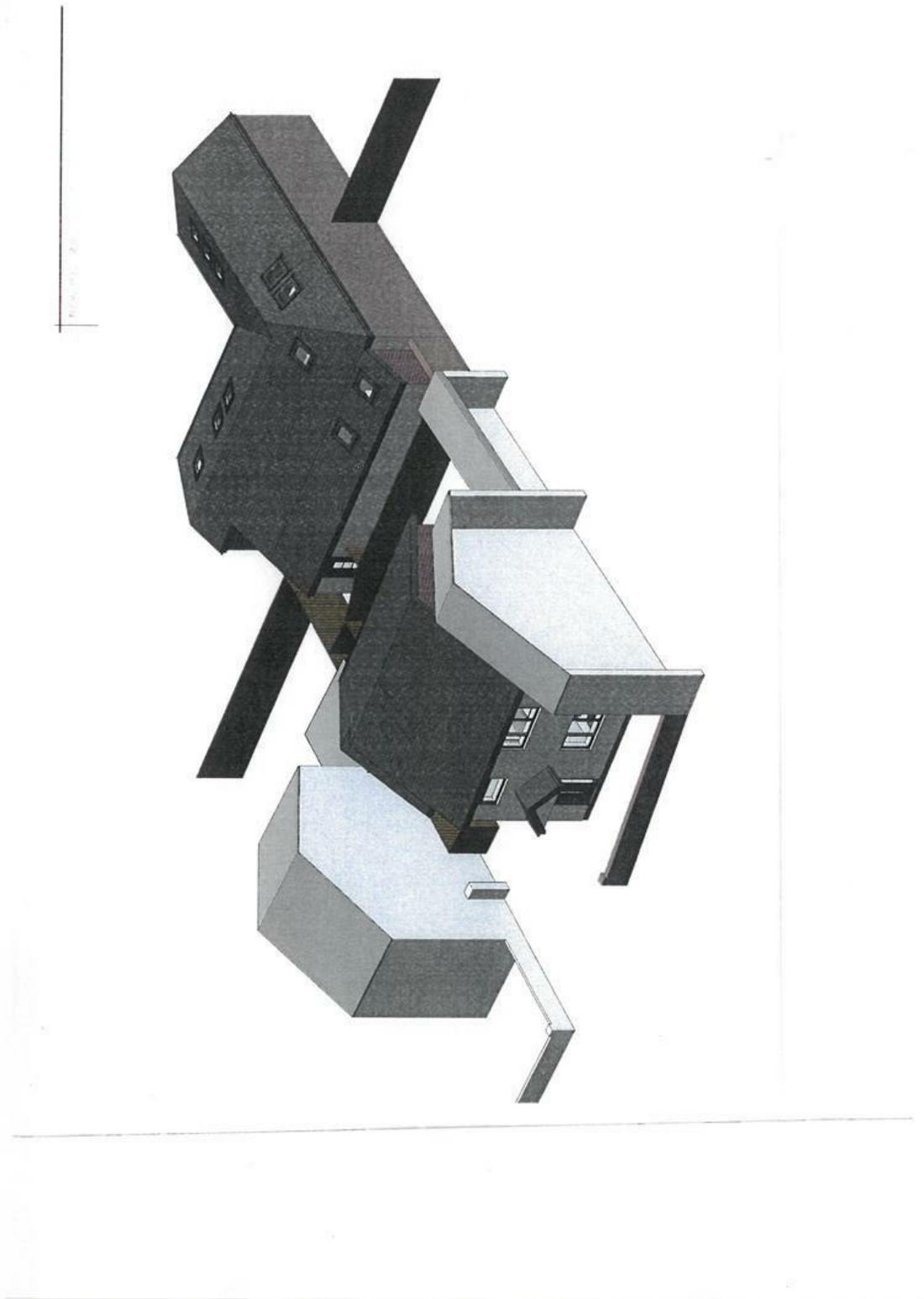


Directions

Sat Nav Ref: WA3 3TW



Floor Plan



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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
 Tel: 01942 603000 Email: info@cookeandcompany.co.uk

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