

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Oak Tree Close, Atherton

Situated in a well-established residential location with good access to the town is this attractive three bedroom semi-detached house with ample off street parking to the front of the property and a garden to the rear

Viewing highly recommended

**Asking Price £239,950**

# 6 Oak Tree Close

## Atherton, M46 0RP



In further the accommodation comprises:-

**GROUND FLOOR**

**ENTRANCE HALL**

**LOUNGE**

15'1 (max) x 14'9 (max). (4.57m'0.30m (max) x 4.27m'2.74m (max).)  
TV point. Modern fire surround and gas fire. Bay window.

**KITCHEN/DINING ROOM**

18'0 (max) x 8'11 (max) (5.49m'0.00m (max) x 2.44m'3.35m (max))  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Built in oven. Gas hob. Extractor fan. Work surfaces. Plumbing for washing machine. Radiator. Doors leading to the conservatory.

**CONSERVATORY**

11'10 (max) x 7'11 (max). ( 3.35m'3.05m (max) x 2.13m'3.35m (max).)  
Radiator. French doors to rear garden.

**FIRST FLOOR:**

**LANDING**

Radiator

**BEDROOM**

13.2 (max) x 11'1 (max). (3.96m.0.61m (max) x 3.35m'0.30m (max). )  
Fully fitted wardrobes. TV point. Radiator.

**BEDROOM**

11'0 (max) x 9'2 (max). (3.35m'0.00m (max) x 2.74m'0.61m (max).)  
Radiator.

**BEDROOM**

9'8 (max) x 6'6 (max) (2.74m'2.44m (max) x 1.83m'1.83m (max))  
Radiator.

**BATHROOM**

Panelled bath. Low level WC. Pedestal wash basin. Walk in shower cubicle. Radiator.

**OUTSIDE::**

**PARKING**

The property is approached by a fully paved driveway offering ample off street parking leading to a detached garage.

**GARDEN**

The property is garden fronted, mainly laid to lawn with raised flowerbeds. The rear of the

property has an enclosed garden, mainly laid to lawn with raised flowerbeds and a paved patio area. In addition there is a raised decking/seating area.

**TENURE**

Leasehold

**VIEWING**

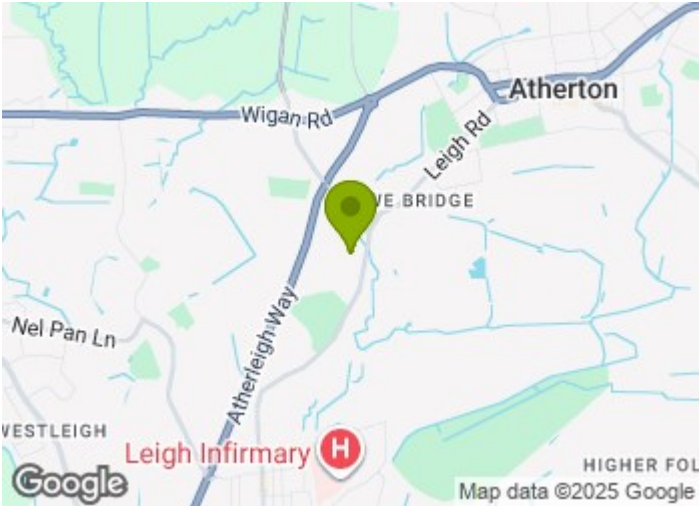
By appointment with the agents as overleaf.

**COUNCIL TAX**

Council Tax Band B

**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.

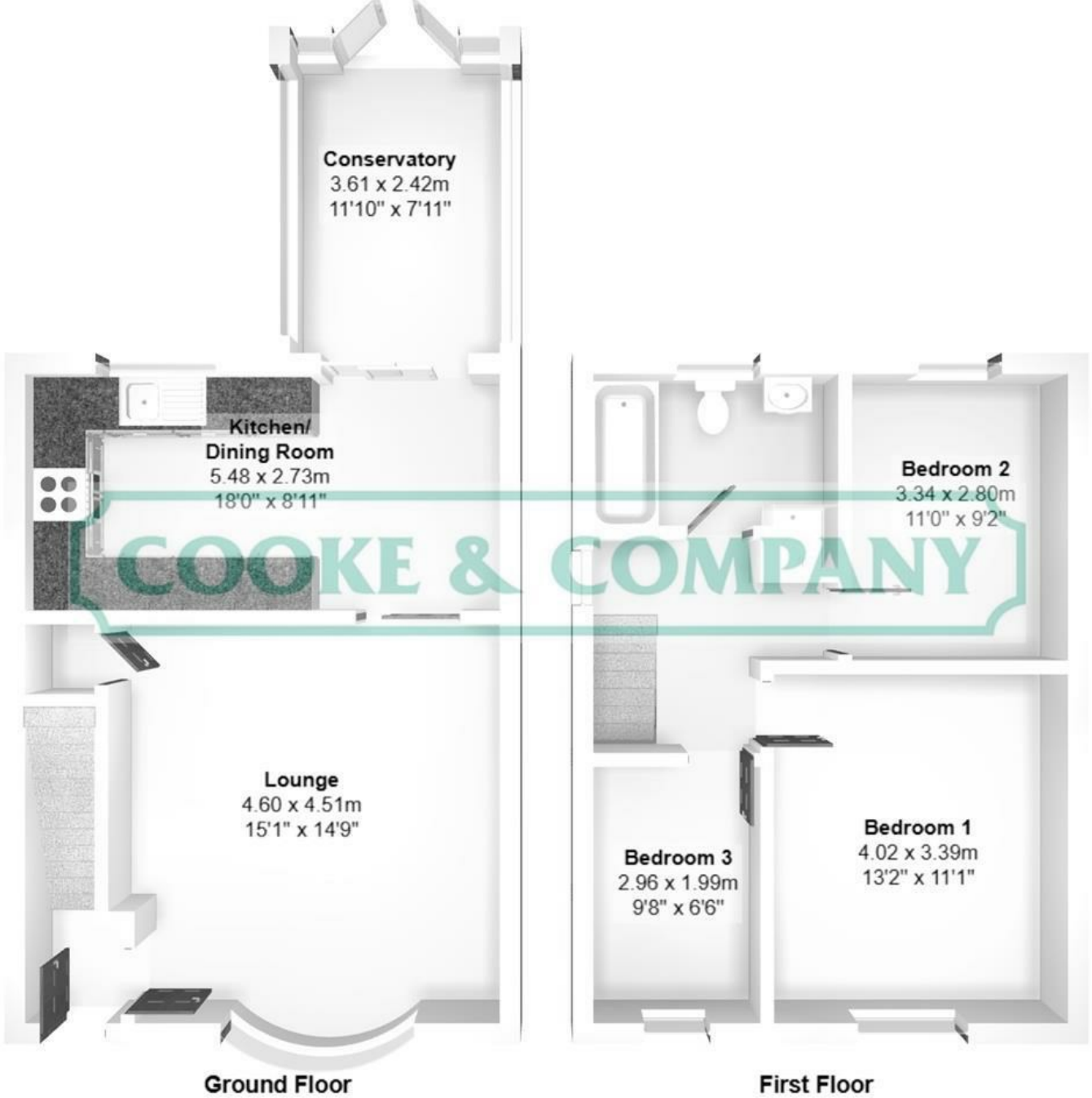


**Directions**  
M46 0RP



Floor Plan

6 Oak Tree Close, Atherton



Total Area: 91.9 m<sup>2</sup> ... 989 ft<sup>2</sup>

All measurements are approximate and for display 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 firms 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		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	