

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Brook Close, Tyldesley

Asking Price £199,950



Situated in a very popular and well established location is this very attractive and refurbished two bedroom semi detached true bungalow offering attractive living accommodation over ground floor to include off road parking and gardens to the front and rear

(NO CHAIN INVOLVED – VACANT POSSESSION)



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

LOUNGE 17’8 (max) x 9’6 (max) ( 5.18m’2.44m (max) x 2.74m’1.83m (max))

Wooden flooring. Radiator.

KITCHEN 8’9 (max) x 8’7 (max) ( 2.44m’2.74m (max) x 2.44m’2.13m (max) )

Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven and hob with extractor fan. Part tiled walls. Fridge/Freezer. Radiator.

BEDROOM 9’6 (max) x 11’6 (max) ( 2.74m’1.83m (max) x 3.35m’1.83m (max) )

Wooden flooring. Radiator.

BEDROOM 8’8 (max) x 8’3 (max) ( 2.44m’2.44m (max) x 2.44m’0.91m (max) )

Wooden flooring. Radiator.

BATHROOM

Lovely suite. Shower cubicle. Vanity wash basin with storage. Low level WC. Part tiled walls. Heated towel rail. Feature flooring.

OUTSIDE:

PARKING

The property is approached over an entrance driveway which provides off road parking to the front.

GARDENS

To the front and rear, mainly laid to lawn.

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWING

By appointment with the agents as overleaf.

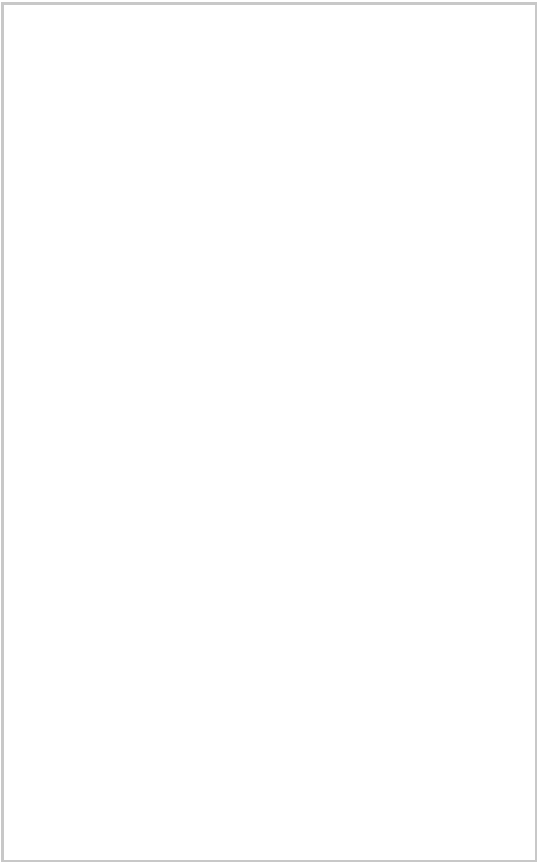
PLEASE NOTE

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.

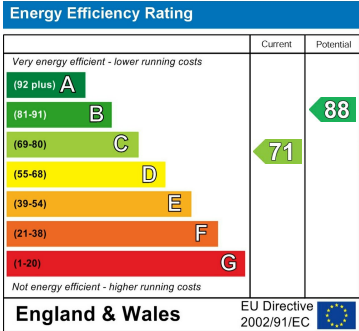
Area Map



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.