

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Atherton Road (A), Hindley Green

Situated in Hindley Green and close to Hindley Train Station and all major transport links we are delighted to offer land of approx. 1.1 acres offering an excellent development opportunity (subject to the usual planning consents)

(Including two bedroom detached bungalow)

**Asking Price £1,150,000**

# 811 Atherton Road (A)

Hindley Green, WN2 4SA



1. Langfords Estate – former builders merchants.

2. Detached two bed bungalow.

3. Potential to run a business.

4. Land approx. 1.1 acres or thereabouts (excellent development potential subject to usual planning consents)

TENURE: FREEHOLD

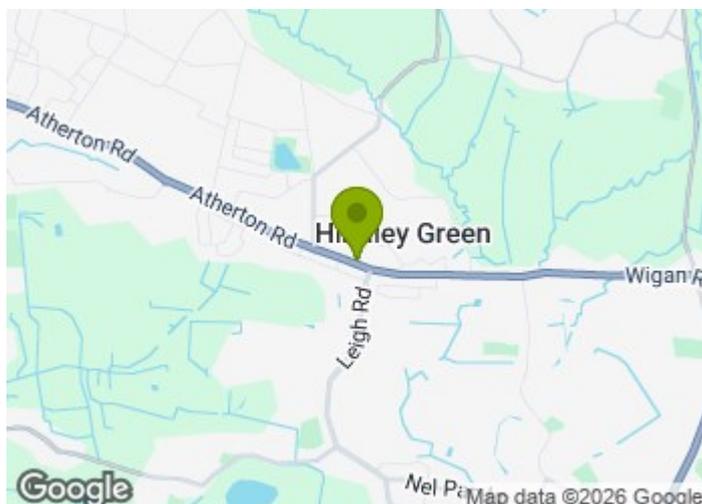
COUNCIL AND TAX BAND: Wigan

Borough Council

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.

IF YOU ARE THINKING OF SELLING YOUR PRESENT HOME COOKE & COMPANY WILL BE PLEASED TO PROVIDE A FREE VALUATION WITHOUT OBLIGATION. PLEASE CONTACT SIMON COOKE OR ZOE O'MARA ON 01942 603000.



[Directions](#)

WN2 4SA





## 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](mailto:info@cookeandcompany.co.uk)

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