

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Atherton Road, Wigan

Asking Price £105,000



Situated in a very popular area and within walking distance of locals schools is this well presented pavement fronted mid terrace property with two bedrooms and enclosed courtyard to the rear



In further detail the property includes:- On the ground floor: Entrance, lounge, dining kitchen and utility area. Whilst on the first floor there are two bedrooms and bathroom/WC. The property is heated by gas central heating.

GROUND FLOOR:

ENTRANCE:

LOUNGE: 14'2 (max) x 11'4 (max) (4.27m'0.61m (max) x 3.35m'1.22m (max))

TV Point. Radiator.

DINING KITCHEN: 7'9 (max) x 4'2 (max) (2.13m'2.74m (max) x 1.22m'0.61m (max))

Modern fitted kitchen with base and wall cupboards. Oven, hob and extractor hood. Inset sink and mixer tap. French Doors leading into the outside courtyard area. Door leading to utility area. Radiator.

UTILITY AREA: 7'9 (max) x 4'2 (max) (2.13m'2.74m (max) x 1.22m'0.61m (max))

Plumbing for washing machine. Door to outside area.

FIRST FLOOR:

LANDING:

BEDROOM: 1: 14'2 (max) x 11'1 (max) (4.27m'0.61m (max) x 3.35m'0.30m (max))

Large double bedroom. Two radiators.

BEROOM 2: 12'7 (max) x 9'0 (max) (3.66m'2.13m (max) x 2.74m'0.00m (max))

Two Radiators

BATHROOM: 5'6 (max) x 5'5 (max) (1.52m'1.83m (max) x 1.52m'1.52m (max))

Pannelled bath with shower fitment over the bath. Pedestal wash basin. Low level WC. Part tiled walls.

OUTSIDE:

The property is pavement fronted and has an enclosed courtyard to the rear.

TENURE:

Leasehold

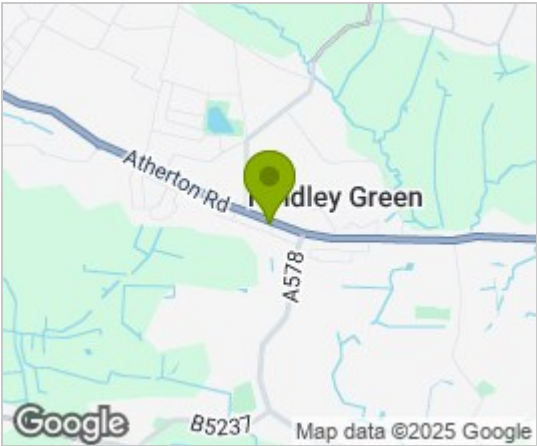
COUNCIL AND TAX BAND:

Wigan Borough Council Band A

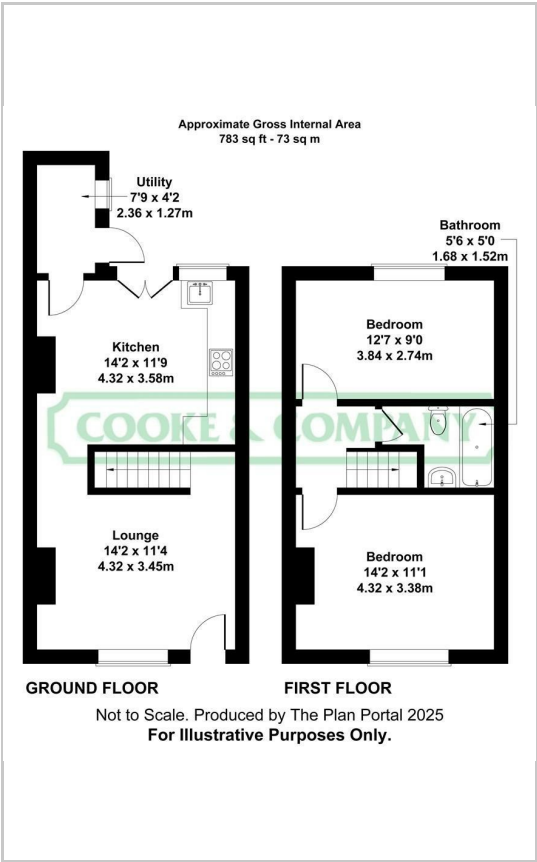
VIEWING:

By appointment

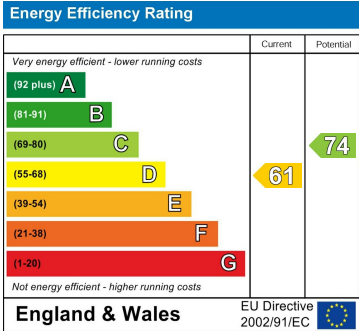
Area Map



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.

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