

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 local 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.

BEDROOM 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

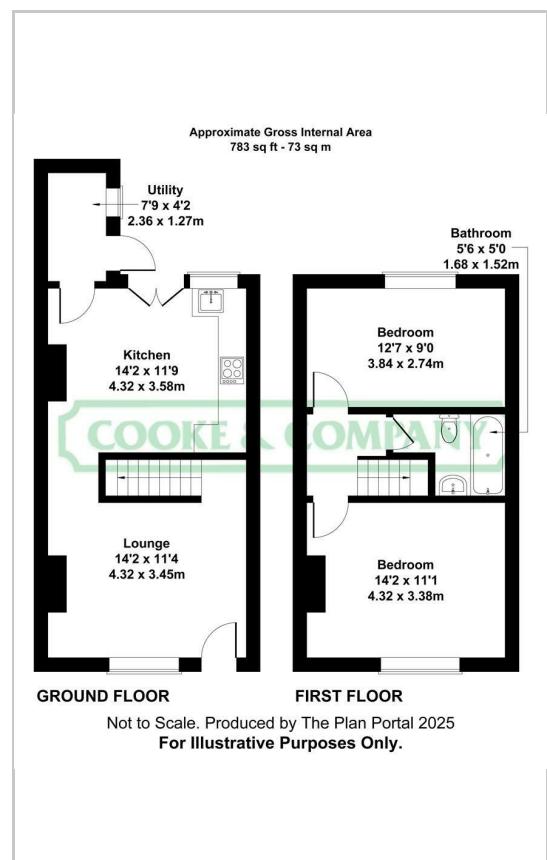
VIEWING:

By appointment

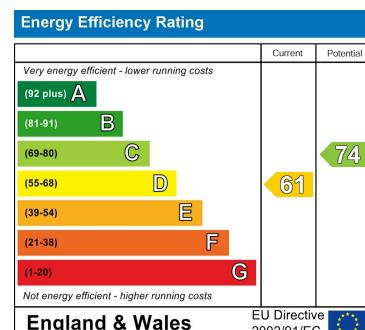
Area Map



Floor Plans



Energy Efficiency Graph



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