

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Tarleton Avenue, Atherton

Situated in a popular and well established residential location with good access to the town is this spacious three bedroom semi detached family home to include gardens to the front and rear and off road parking to the front

(Close to the train station)

The property is being sold by a professional executor who has no personal knowledge of the property and any replies to enquiries will be qualified accordingly

Asking Price £165,000

20 Tarleton Avenue

Atherton, M46 9QE



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

LOUNGE

13'5 (max) x 11'8 (max) (3.96m'1.52m (max) x 3.35m'2.44m (max))

TV point. Radiator. Laminate flooring.

DINING/SITTING ROOM

28'4 (max) x 9'9 (max). (8.53m'1.22m (max) x 2.74m'2.74m (max).)

Radiator

KITCHEN

Fitted with wall and base cupboards. Work surfaces. Sink unit with taps. Door to rear garden.

FIRST FLOOR:

LANDING

BEDROOM

12'3 (max) x 10'3 (max) (3.66m'0.91m (max) x 3.05m'0.91m (max))

Fully fitted wardrobes. Radiator. Laminate flooring.

BEDROOM

10'3 (max) x 6'7 (max) (3.05m'0.91m (max) x 1.83m'2.13m (max))

Fitted wardrobes. Radiator.

BEDROOM

7'6 (max) x 7'4 (max) (2.13m'1.83m (max) x 2.13m'1.22m (max))

Radiator.

SHOWER ROOM

7'3 (max) x 5'6 (max) (2.13m'0.91m (max) x 1.52m'1.83m (max))

Wet room style shower. Pedestal wash hand basin. Low level WC. Tiled walls

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 paved. In addition there are two outbuildings.

TENURE

Leasehold

COUJNCIL TAX

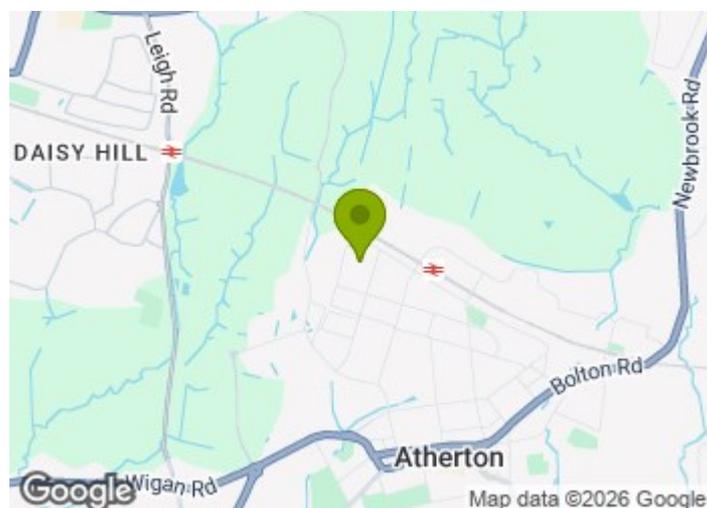
Council Tax Band A

VIEWING

By appointment with the agent 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.



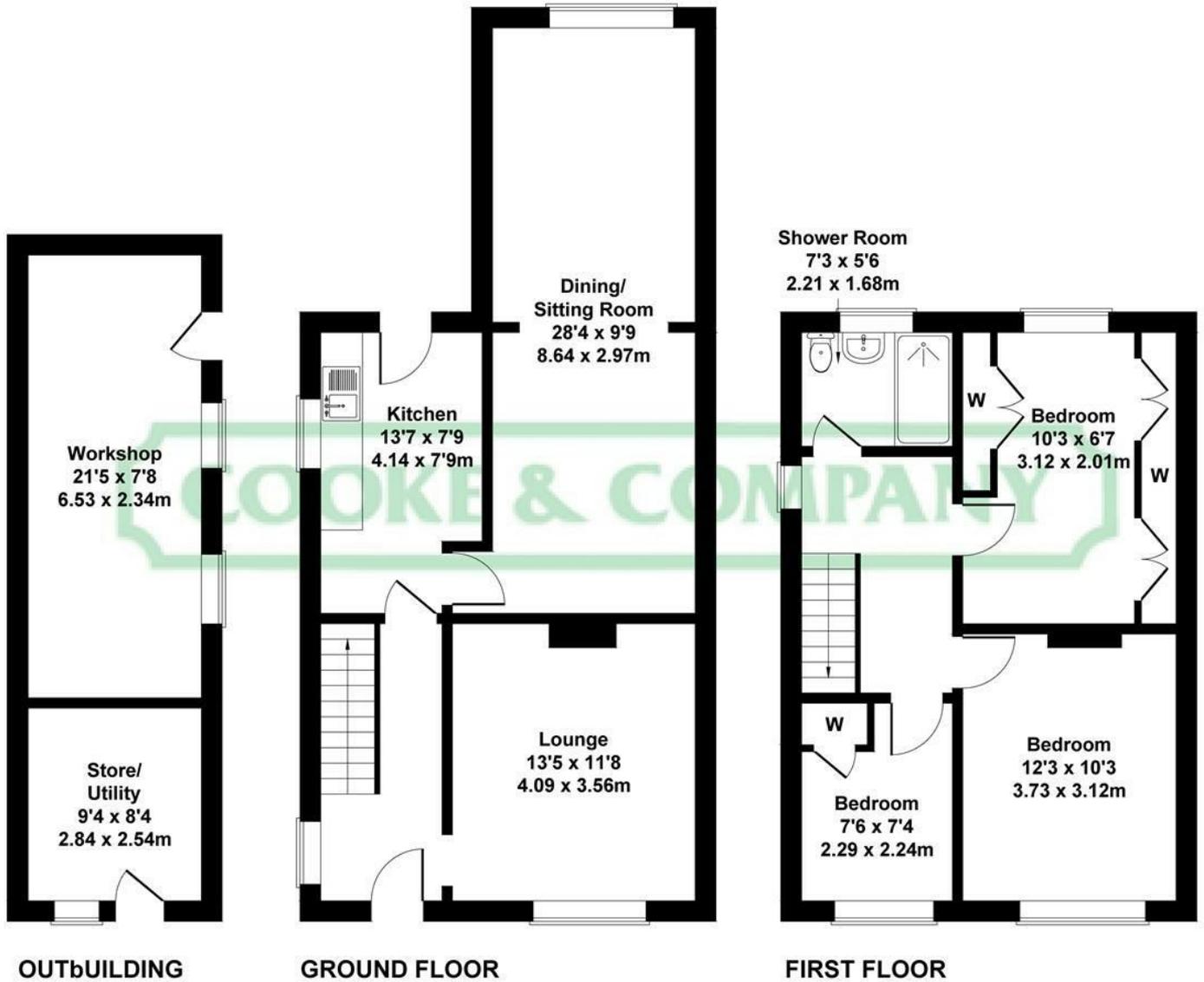
Directions

M46 9QE



Floor Plan

Approximate Gross Internal Area
1394 sq ft - 129 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative 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 firm's 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		
(69-80)	C		
(55-68)	D	63	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	