

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bolton Road, Atherton

Situated in a very popular and sought after location with excellent access to Atherton Train station is this stunning fully refurbished throughout two bedroom garden fronted terrace property offering excellent modern living over two floors to include enclosed area to the rear

(EXCELLENT FIRST TIME HOME- MUST BE VIEWED)

Asking Price £199,950

107 Bolton Road

Atherton, M46 9LD



In further the property comprises:

GROUND FLOOR:

ENTRANCE VESTIBULE

LOUNGE

14' (max) x 13'1 (max) (4.27m' (max) x 3.96m'0.30m (max))
Feature Amtico flooring. TV point. Radiator.

DINING KITCHEN/FAMILY ROOM

18' 8 (max) x 14'9 (max) (5.49m' 2.44m (max) x 4.27m'2.74m (max))
Beautiful modern fitted kitchen with wall and base cupboards. Island with built in hob and extractor. Inset lighting. Bi-folding doors to courtyard. Wall mounted modern radiator. Amtico flooring

FIRST FLOOR:

LANDING

BEDROOM

13'9 (max) x 10'4 (max) (3.96m'2.74m (max) x 3.05m'1.22m (max))
Feature modern radiator.

BEDROOM

11'1 (max) x 8'8 (max) (3.35m'0.30m (max) x 2.44m'2.44m (max))
Feature modern radiator.

BATHROOM

Modern suite. Panelled bath with shower fitment over bath and glass shower screen. Pedestal wash hand basin. Low level WC. Heated towel rail. Feature flooring.

OUTSIDE:

The property is garden fronted with an enclosed courtyard style area to the rear.

TENURE

Leasehold.

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX BAND

B

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.

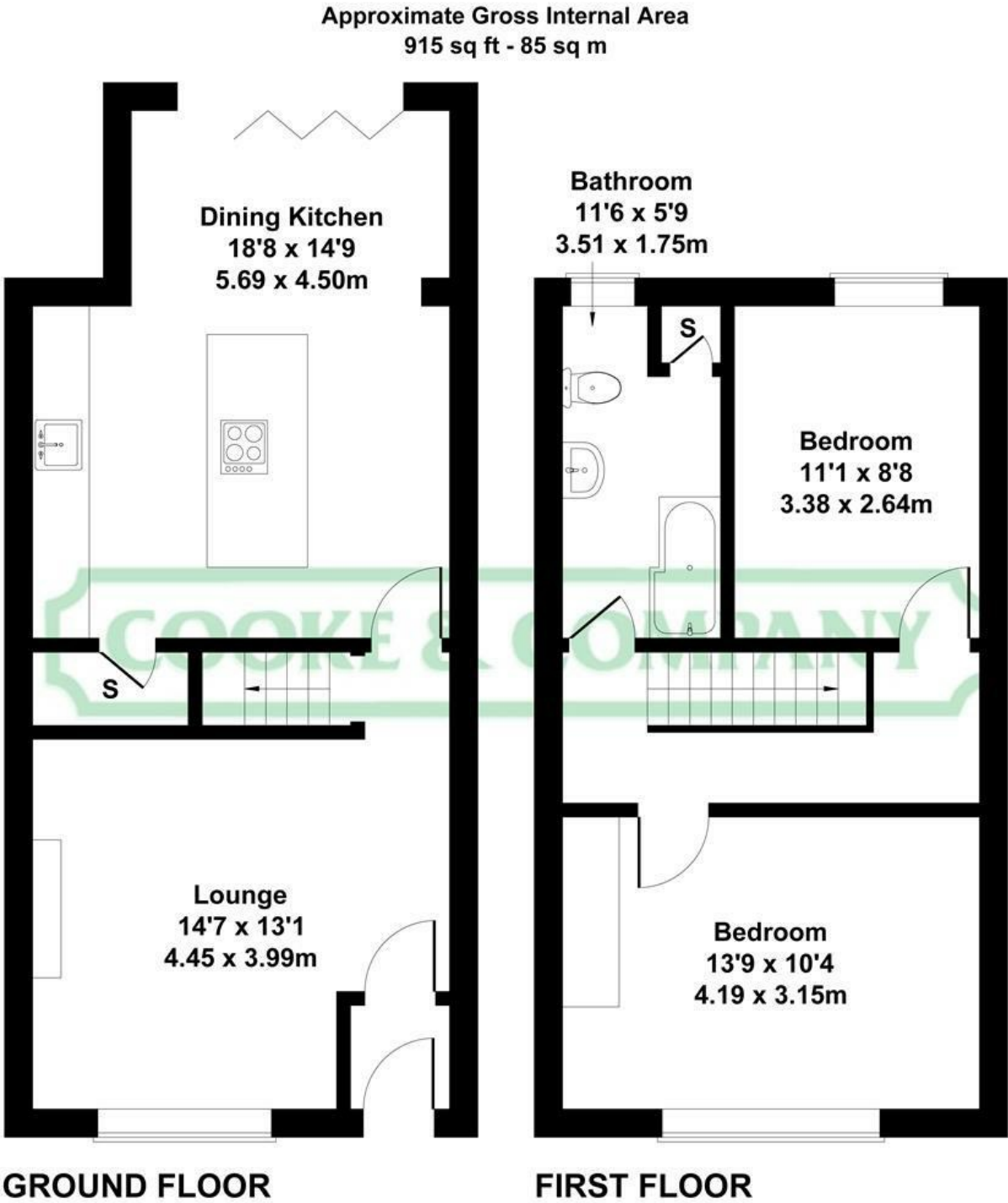


Directions

Sat Nav Ref: M46 9LD



Floor Plan



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 firms 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	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	