

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Ramsey Close, Atherton

Situated in a well-established and popular residential area and in a quiet cul de sac location with good access to the town centre and commuter routes is this three-bedroom semi-detached property offering attractive accommodation over two floors with off road parking leading to a detached garage and an enclosed garden to the rear

**Asking Price £230,000**

# 4 Ramsey Close

Atherton, M46 9EQ



- WELL ESTABLISHED AND POPULAR AREA

- QUIET CUL DE SAC LOCATION

- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL:

### LOUNGE

14'0 (max) x 11'5 (max) (4.27m'0.00m (max) x 3.35m'1.52m (max) )

Feature fire and surround. TV Point.

### DINING ROOM

8'7 (max) x 8'4 (max) (2.44m'2.13m (max) x 2.44m'1.22m (max) )

Radiator. Serving hatch

### KITCHEN

8'8 (max) x 8'4 (max) (2.44m'2.44m (max) x 2.44m'1.22m (max) )

Fully fitted with wall cupboards and base units. Sink unit. Plumbing for washing machine. Serving hatch. Door to rear garden.

## FIRST FLOOR:

### LANDING

Access to loft

## BEDROOM

11'9 (max) x 10'5 (max) (3.35m'2.74m (max) x 3.05m'1.52m (max) )

Radiator.

## BEDROOM

11'4 (max) x 9'3 (max) (3.35m'1.22m (max) x 2.74m'0.91m (max) )

Radiator.

## BEDROOM

8'2 (max) x 6'9 (max) (2.44m'0.61m (max) x 1.83m'2.74m (max) )

Radiator

## SHOWER ROOM

6'5 (max) x 6'2 (max) (1.83m'1.52m (max) x 1.83m'0.61m (max) )

Shower cubicle. Built in vanity wash basin with storage. Low level WC. Radiator.

## OUTSIDE:

### PARKING

The property is approached via an entrance driveway providing off street parking and leading to a detached garage.

## GARDENS

The front garden is mainly laid to lawn with established plants and shrubs. To the rear is an enclosed garden which is mainly laid to lawn with raised flowerbeds, plants and shrubs.

## COUNCIL TAX

Wigan Council Tax Band C

## TENURE

Leasehold

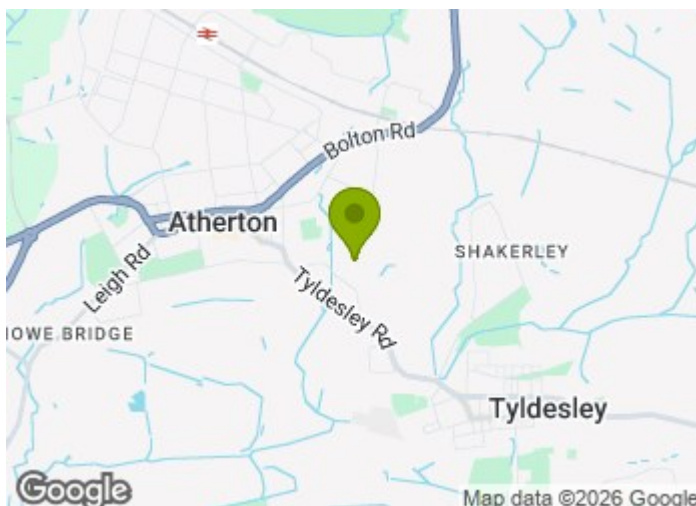
## VIEWINGS

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.

In accordance with the estate agents act 1979 Cooke & Company declare that an employee of the company is a relative of the vendor of this property



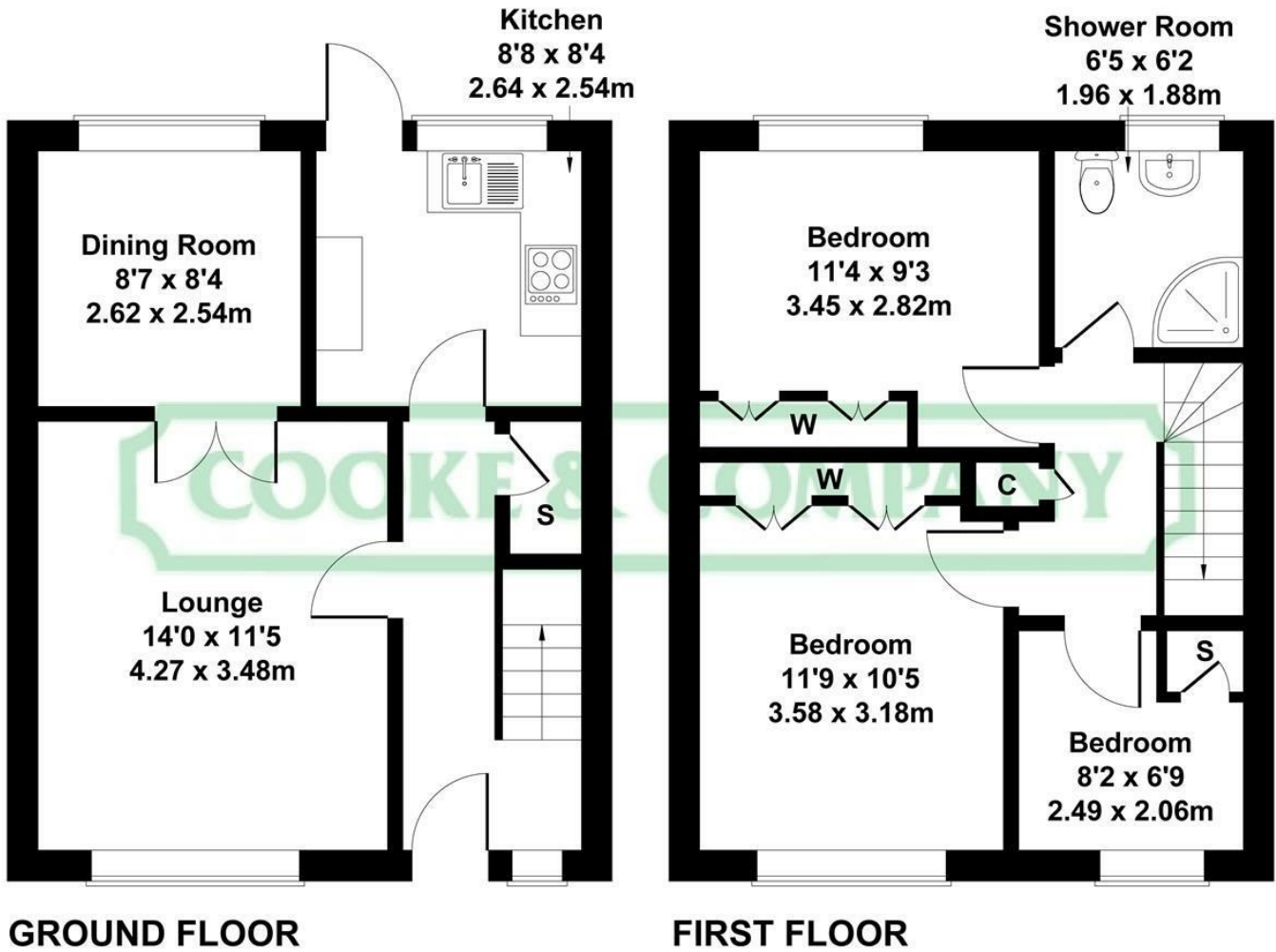
## Directions

M46 9EQ



## Floor Plan

Approximate Gross Internal Area  
811 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2026  
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		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	