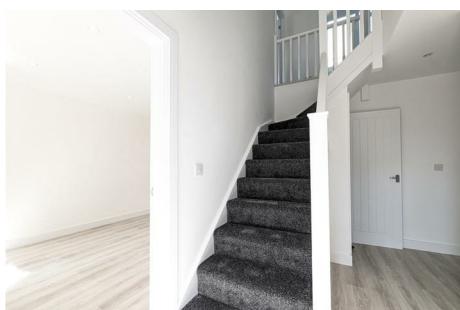


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Slackey Fold, Wigan

Situated in a well established residential location Is this four bedroom newly built dormer style detached bungalow offering spacious and attractive living accommodation over two floors to include two bathrooms off road parking and gardens to the rear

Asking Price £249,995

3 Slackey Fold

Hindley Green, Wigan, WN2 4XT



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Wooden flooring. Radiator.

LOUNGE/DINING AREA

78'8"13'1" (max) x 32'9"22'11" (max) (24'4 (max) x 10'7 (max))

Double doors to rear gardens. Radiator. Open to :- 29'6"3'3" (max) x 55'9"16'4" (max) (9'1 (max) x 17'5 (max))

KITCHEN

36'1"19'8" (max) x 19'8"0'0" (max) (11'6 (max) x 6'0 (max))

Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Built in oven 10'0 (max) and ceramic hob and extractor fan. Integrated fridge, freezer, dishwasher and washing machine. Part tiled walls. Wooden flooring. Radiator.

BEDROOM 1

36'1"(max) x 19'8"19'8" (max) (11'(max) x 6'6 (max))

Radiator.

BEDROOM 2

36'1"26'2" (max) x 36'1"29'6" (max) (11'8 (max) x 11'9 (max))

Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Pedestal wash hand basin. Low level WC. Radiator.

FIRST FLOOR:

LANDING

BEDROOM 3

17'5 (max))
Radiator.

BEDROOM 4

55'9"16'4" (max) x 32'9"0'0" (max) (17'5 (max) x 10'0 (max))

Radiator.

SHOWER ROOM

Walk in shower. Pedestal wash hand basin. Low level WC. Radiator.

OUTSIDE:

PARKING

The property is approached over an entrance driveway which provides off road parking to the front.

GARDENS

To the rear, mainly laid to lawn with paved feature patio area.

TENURE

Leasehold

COUNCIL TAX BAND

VIEIWNG

By appointment with the agents as overleaf.

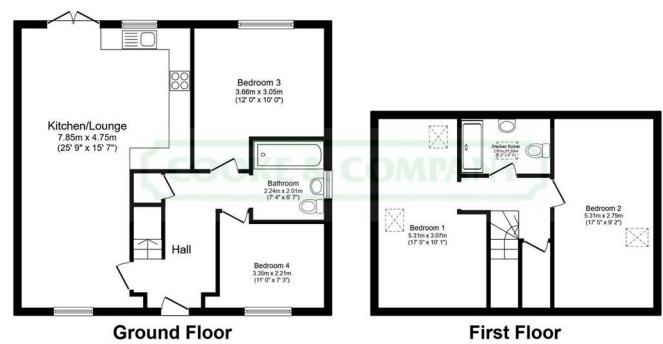
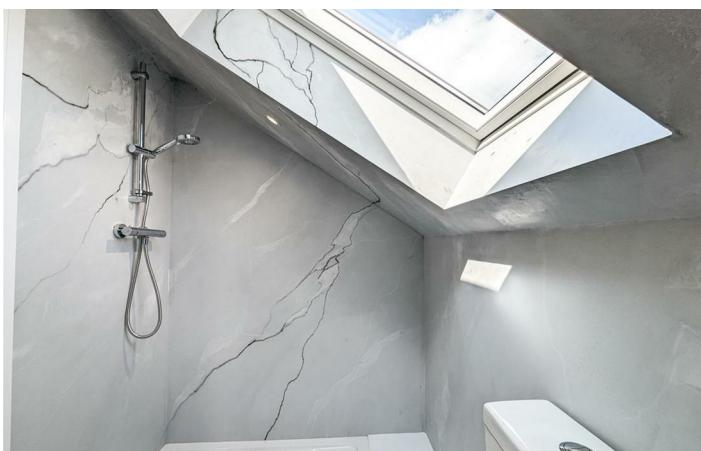
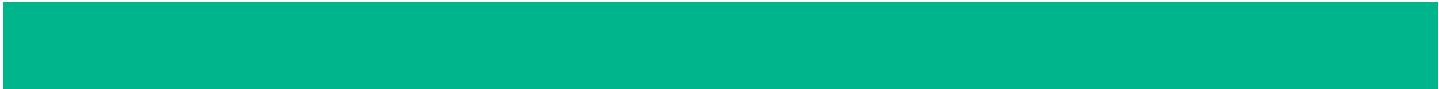
PLEASE NOTE

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.

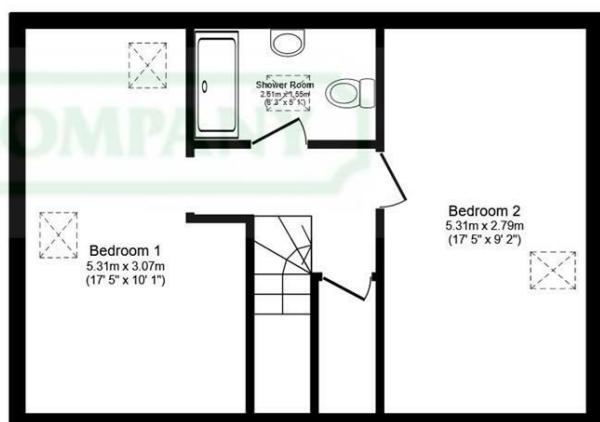
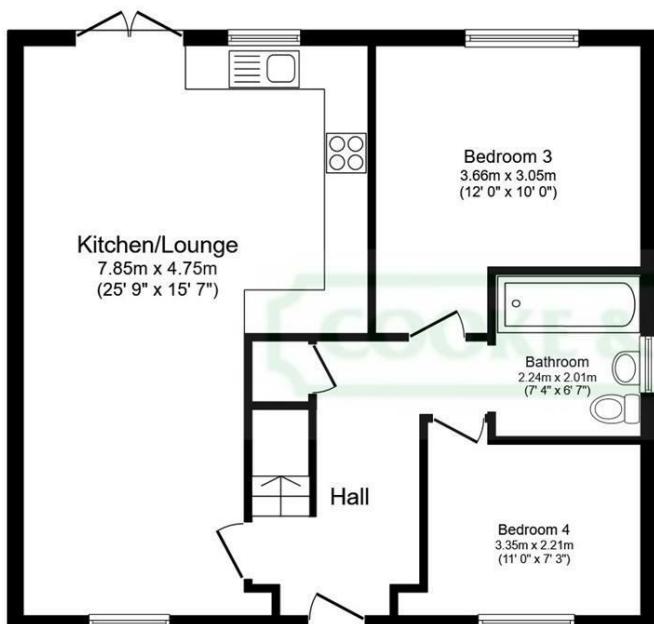


Directions

from Cooke & Company's office on Lord Street turn right at the lights and keep right onto the Spinning Jenny way. Proceed ahead through three sets of lights onto Twist Lane. At the roundabout proceed ahead through the lights onto Firs Lane. At the mini roundabout take the third exit onto Wigan Road and proceed ahead for some distance. At the next mini roundabout keep left onto Leigh Road. At the lights proceed ahead where after a short distance the property can then then be found Sat Nav Ref: WN2 4XT.



Floor Plan



Total floor area 107.8 sq.m. (1,160 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(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	