

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wigan Road, Atherton

Situated in a very popular and well established location is this spacious garden fronted two bedroom end terrace property offering well proportioned accommodation over two floors with a large enclosed courtyard to the rear accessible for parking

(NEWLY REDECORATED – EXCELLENT FIRST TIME HOME)

Asking Price £139,995

60 Wigan Road

Atherton, M46 0JQ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

14'2 (max) x 13'8 (max) (4.27m'0.61m (max) x 3.96m'2.44m (max))

Radiator.

DINING KITCHEN

14'0 (max) x 10'7 (max) (4.27m'0.00m (max) x 3.05m'2.13m (max))

Quality spacious fully fitted kitchen in Champagne high gloss. Ceramic hob and oven. Under counter fridge freezer. Plumbing/space for washing machine. Door to outside. Radiator.

FIRST FLOOR:

LANDING

BEDROOM

14'4 (max) x 11'2 (max) (4.27m'1.22m (max) x 3.35m'0.61m (max))

Radiator.

BEDROOM

17'4 (max) x 7'0 (max) (5.18m'1.22m (max) x 2.13m'0.00m (max))

Radiator.

BATHROOM

Large bathroom. Panelled bath with electric shower over bath. Glass screen. Pedestal wash hand basin. Low level WC. Fully tiled walls.

OUTSIDE:

The property is garden fronted with a large enclosed courtyard to the rear accessible for parking.

TENURE

Leasehold.

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX BAND

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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.



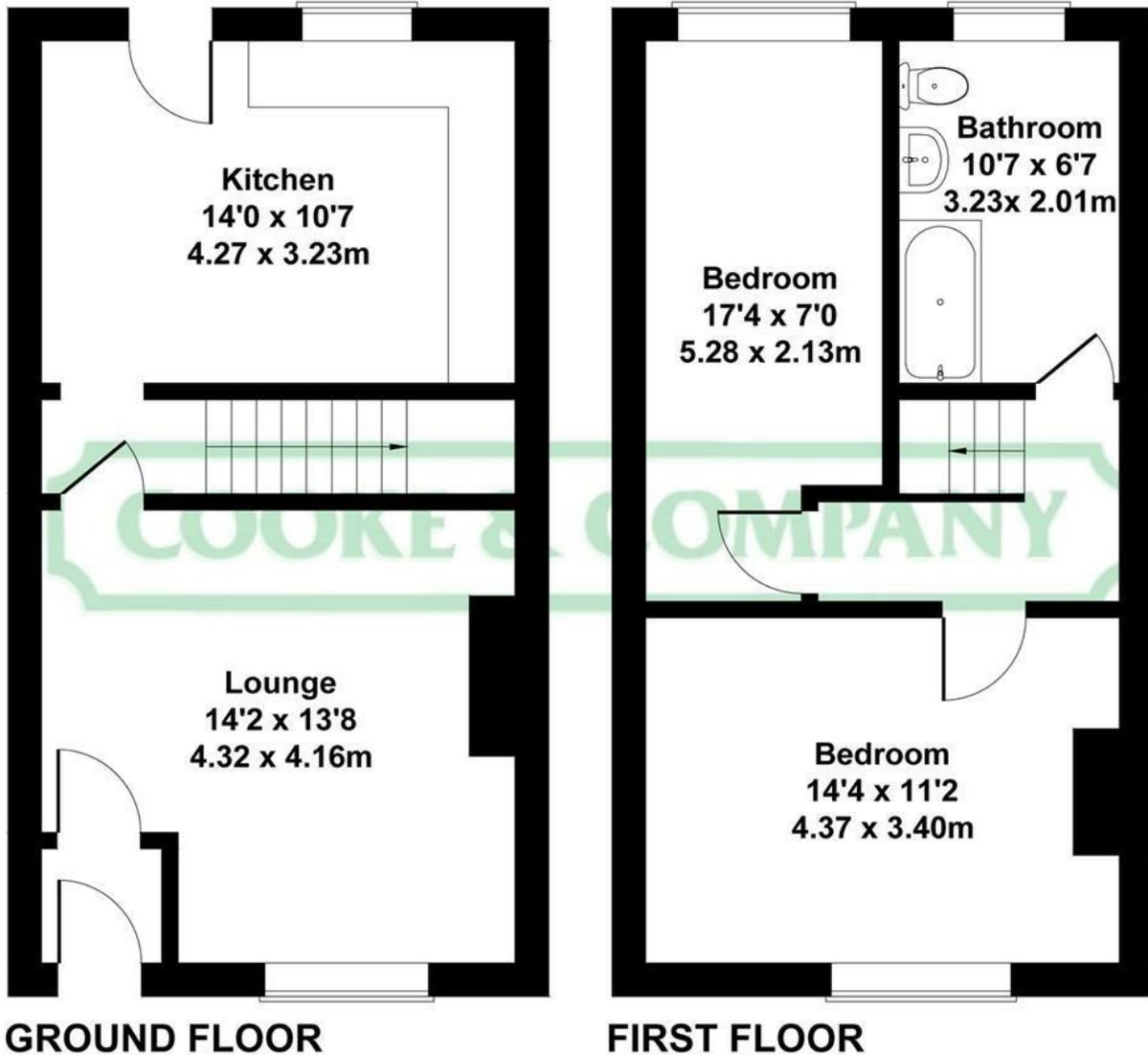
Directions

Sat Nav ref: M46 0JQ



Floor Plan

Approximate Gross Internal Area
789 sq ft - 73 sq m



Not to Scale. Produced by The Plan Portal 2024
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			83
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	