

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hardybutts, Wigan

Situated in a well established location is this five bedroom pavement fronted end terrace property with an enclosed area to the rear within close proximity to Wigan town centre

(SOLD TO OWNER OCCUPIER ONLY)

Asking Price £129,950

120 Hardybutts

Wigan, WN1 3NE



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

16'8 (max) x 15'7 (max) (4.88m'2.44m (max) x 4.57m'2.13m (max))
Radiator.

DINING ROOM

11'9 (max) x 11'0 (max). (3.35m'2.74m (max) x 3.35m'0.00m (max).)
Radiator.

KITCHEN

20'6 (max) x 9'9 (max). (6.10m'1.83m (max) x 2.74m'2.74m (max).)
Fitted with wall and base units. Built in oven.
Radiator.

WC

Low Level WC. Wash basin.

SHOWER ROOM

5'7 (max) x 4'0 (max). (1.52m'2.13m (max) x 1.22m'0.00m (max).)
Low level WC, Shower.

FIRST FLOOR:

LANDING

BEDROOM

13'4 (max) x 10'9 (max) (3.96m'1.22m (max) x 3.05m'2.74m (max))
Radiator. Wash basin.

BEDROOM

12'8 (max) x 10'8 (max) (3.66m'2.44m (max) x 3.05m'2.44m (max))
Radiator. Wash basin.

BEDROOM

13'0 (max) x 8'7 (max). (3.96m'0.00m (max) x 2.44m'2.13m (max).)
Radiator, Wash basin

BEDROOM

11'9 (max) 7'9 (max). (3.35m'2.74m (max) x 2.13m'2.74m (max).)
Radiator. Wash basin

BEDROOM

7'8 (max) x 6'8 (max). (2.13m'2.44m (max) x 1.83m'2.44m (max).)
Radiator. Wash basin

BATHROOM

7'8 (max) x 6'8 (max) (2.13m'2.44m (max) x 1.83m'2.44m (max))

Low level WC. Panelled bath with overhead shower fitment. Low level WC. Radiator.

WC

Low level WC. Wash Basin.

OUTSIDE:

The property has an enclosed area to the rear.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

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.



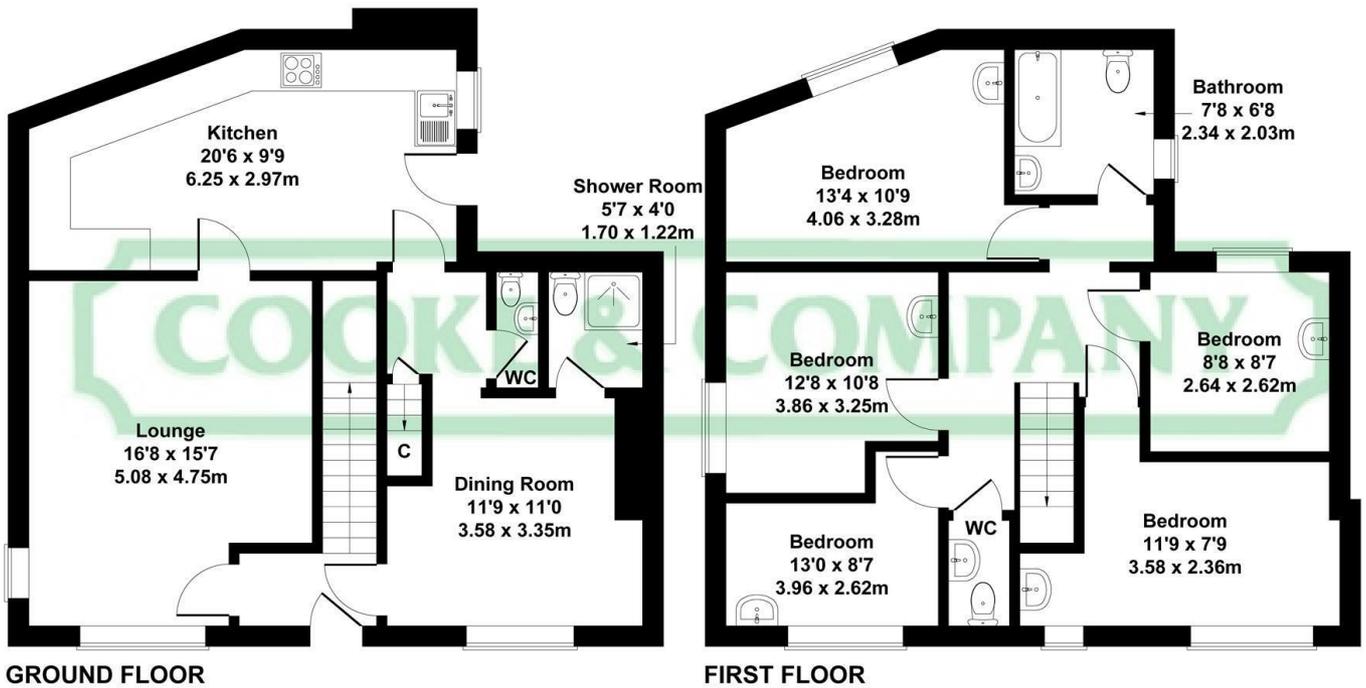
Directions

WN1 3NE



Floor Plan

Approximate Gross Internal Area
1400 sq ft - 130 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			79
(55-68) D	65		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	