

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Lancaster Avenue, Manchester

Situated in a popular and well established residential location is this spacious three bedroom semi detached family dormer bungalow offering good sized living accommodation over two floors to include gardens to the front and rear and off road parking with detached garage

**Asking Price £259,995**

# 20 Lancaster Avenue

Atherton, Manchester, M46 9EJ



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE HALL

### LOUNGE

17'9 (max) x 11'3 (max) (5.18m'2.74m (max) x 3.35m'0.91m (max) )  
Feature fireplace with surround. Tv point.  
Radiator.

### DINING ROOM

12'3 (max) x 11'4 (max) (3.66m'0.91m (max) x 3.35m'1.22m (max) )  
Access to first floor. French doors to rear patio.  
Radiator.

### KITCHEN

8'9 (max) x 9'3 (max) ( 2.44m'2.74m (max) x 2.74m'0.91m (max))  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Mostly tiled walls. Wooden flooring.

### BATHROOM

5'5 (max) x 8'8 (max) ( 1.52m'1.52m (max) x 2.44m'2.44m (max))  
Shower cubicle. Pedestal wash hand basin. Low level WC. Fully tiled walls. Wooden flooring.

### BEDROOM

12'8 (max) x 9'5 (max) ( 3.66m'2.44m (max) x 2.74m'1.52m (max))  
Radiator.

### FIRST FLOOR:

### LANDING

### BEDROOM

10'5 (max) x 9'9 (max) ( 3.05m'1.52m (max) x 2.74m'2.74m (max) )  
Radiator.

### BEDROOM

14'5 (max) x 7'6 (max) ( 4.27m'1.52m (max) x 2.13m'1.83m (max) )  
Radiator.

### CLOAKROOM/WC

Wash hand basin. Low level WC.

### OUTSIDE:

### GARAGE

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

### GARDENS

The gardens are to the front and rear, mainly laid with artificial lawn and paved feature patio area.

### TENURE

Leasehold

### VIEWING

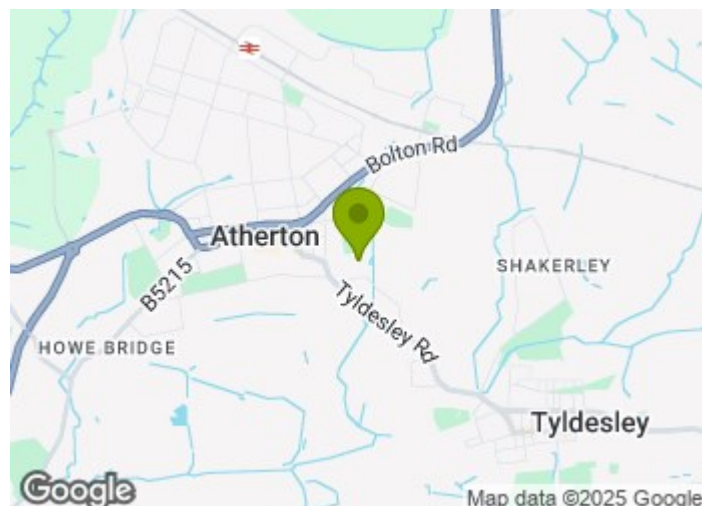
By appointment with the agents as overleaf.

### COUNCIL TAX BAND

C

### 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 0EJ

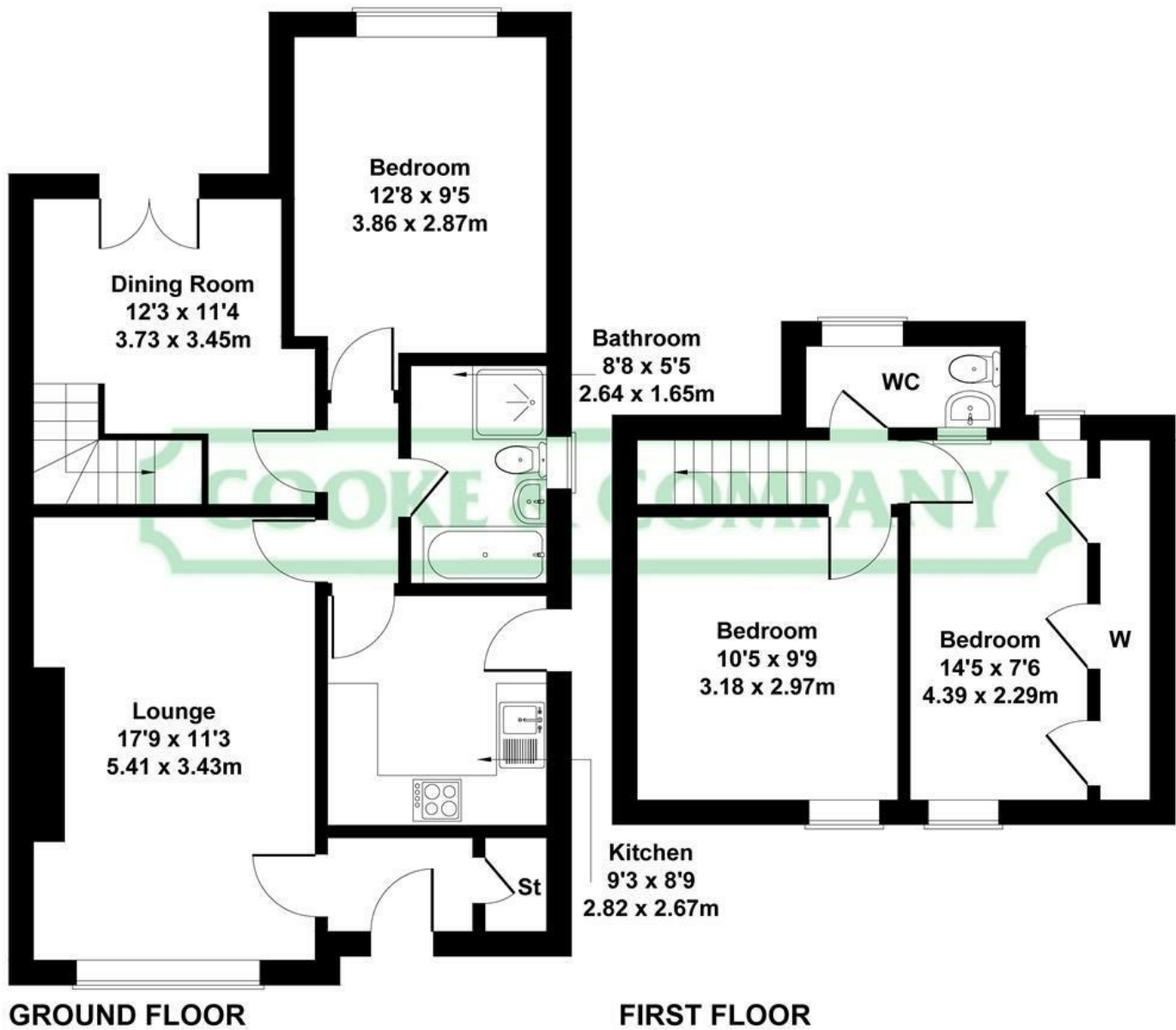






Floor Plan

Approximate Gross Internal Area  
1005 sq ft - 93 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY  
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC