

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Norfolk Close, Hindley

Situated in a very popular location is this well presented three-bedroom semi-detached property offering excellent living accommodation over two floors to include gardens to the front, side and rear and ample off-road parking

Asking Price £199,950

1 Norfolk Close

Hindley, WN2 4JS



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

Radiator.

LOUNGE/DINING AREA

24'4 (max) x 11'2 (max) (7.42m (max) x 3.35m'0.61m (max))

Feature fireplace with electric fire. TV point. 2 x radiators

KITCHEN

11'6 (max) x 7'3 (max) (3.35m'1.83m (max) x 2.13m'0.91m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Double oven, hob and extractor hood. Plumbing for washing machine. Storage cupboard. Door to rear

WC

Wash hand basin, Low level WC. Radiator.

FIRST FLOOR:

LANDING

Loft access. Radiator.

BEDROOM

12'8(max) x 11'5 (max) (3.66m'2.44m(max) x 3.35m'1.52m (max))

Fitted wardrobes and storage units. Radiator.

BEDROOM

11'7 (max) x 9'4(max) (3.35m'2.13m (max) x 2.74m'1.22m(max))

Fitted wardrobes. Radiator.

BEDROOM

10'11 (max) x 7'5 (max) (3.05m'3.35m (max) x 2.13m'1.52m (max))

Built in storage. Radiator.

FAMILY SHOWER ROOM

7'4 (max) x 5'3 (max) (2.13m'1.22m (max) x 1.52m'0.91m (max))

Shower cubicle. Vanity unit with wash basin.

Low level WC. Fully tiled walls. Radiator.

OUTSIDE:

The property is approached by a paved driveway via wrought iron gates, offering ample off-street parking. There are gardens to the front, side and rear of the property with mature trees, shrubs and raised flower beds.

TENURE

Freehold

VIEWING

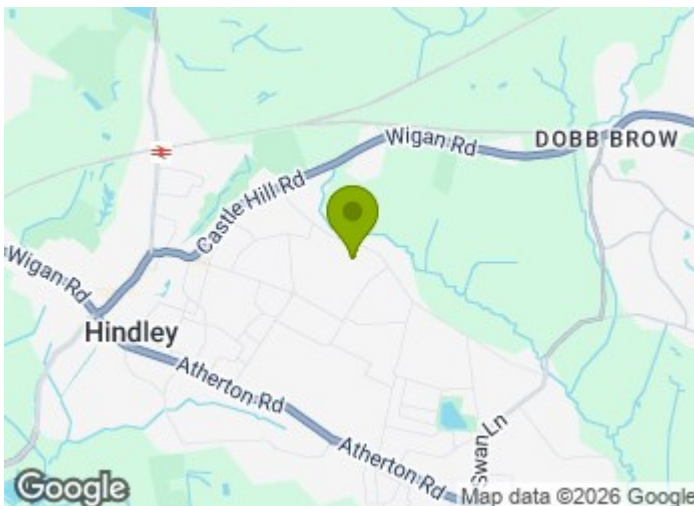
By appointment with the agents over leaf.

COUNCIL TAX

Council Tax Band B

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

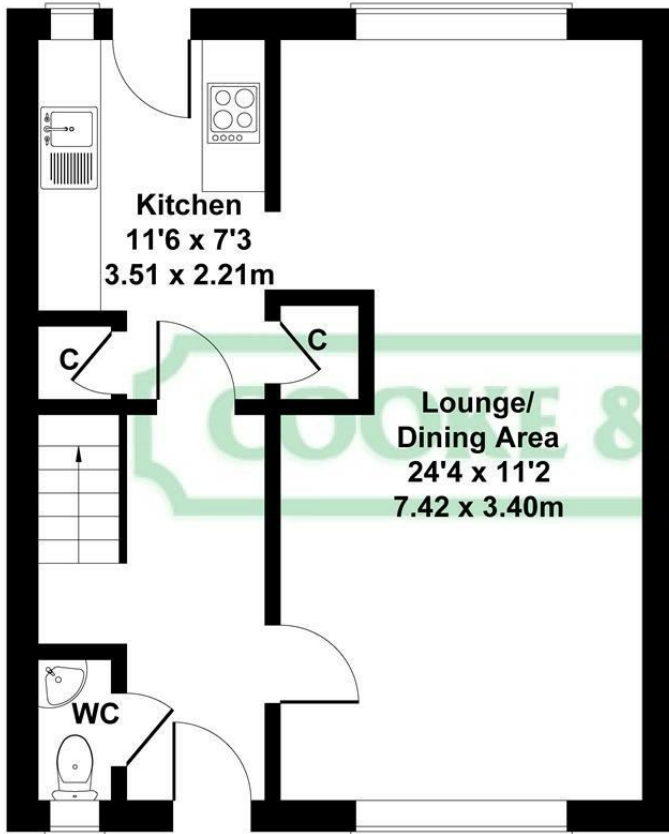
WN2 4JS



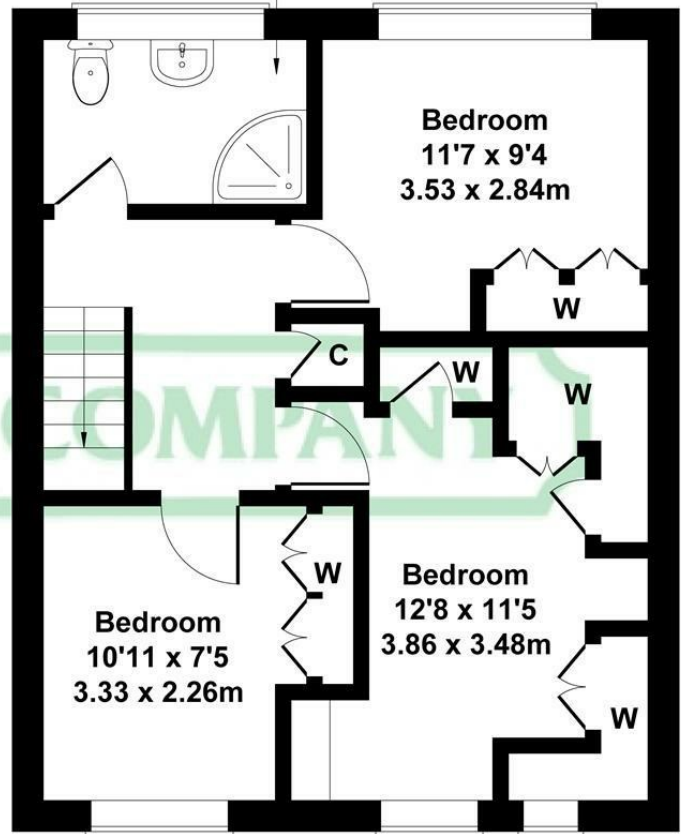
Floor Plan

Approximate Gross Internal Area
941 sq ft - 87 sq m

Shower Room
7'4 x 5'3
2.24 x 1.60m



GROUND FLOOR



FIRST FLOOR

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	