

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Ingram Street, Platt Bridge

Situated in a well established area is this immaculately presented two bedroom garden fronted end terrace property with an enclosed garden to the rear.

IDEAL HOME FOR A FIRST TIME BUYER

**Asking Price £149,950**

# 23 Ingram Street

Platt Bridge, WN2 3TN



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE VESTIBULE**

**LOUNGE**

14'4 (max) x 14'2 (max) (4.27m'1.22m (max) x 4.27m'0.61m (max))  
TV point. Radiator.

**KITCHEN**

14'8 (max) x 13'1 (max). (4.27m'2.44m (max) x 3.96m'0.30m (max).)  
Fully fitted with wall and base cupboards. Extractor. Range oven. Gas hob. Sink with mixer taps. Plumbing for washing machine. Integrated dishwasher. Integrated fridge freezer.

**CONSERVATORY**

12'4 (max) x 8'9 (max). (3.66m'1.22m (max) x 2.44m'2.74m (max).)  
French doors to rear.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

14'8 (max) x 10'3 (max) (4.27m'2.44m (max) x 3.05m'0.91m (max))  
Radiator.

**BEDROOM**

16'3 (max) x 6'4 (max) (4.88m'0.91m (max) x 1.83m'1.22m (max))  
Radiator.

**BATHROOM**

10'4 (max) x 8'1 (max) (3.05m'1.22m (max) x 2.44m'0.30m (max) )  
Walk in shower. Corner bath. Pedestal wash hand basin with mixer tap. Low level WC.

**OUTSIDE:**

The property is garden fronted with street

parking with an enclosed area to the rear which is low maintenance and laid with artificial grass.

**TENURE**

Freehold

**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.

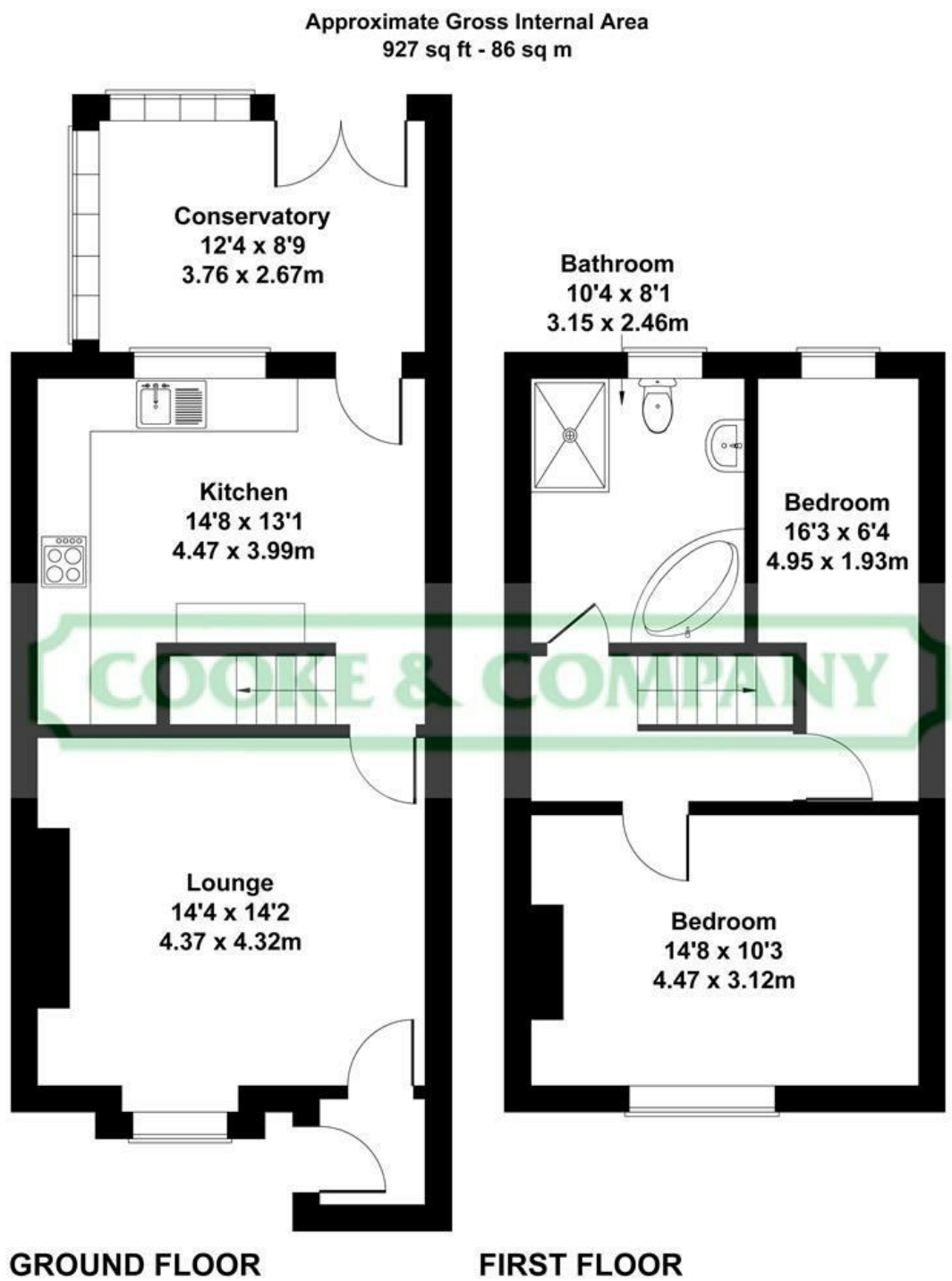


**Directions**  
WN2 3TN





Floor Plan



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>56</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC