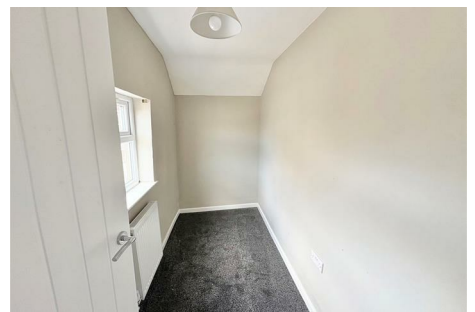
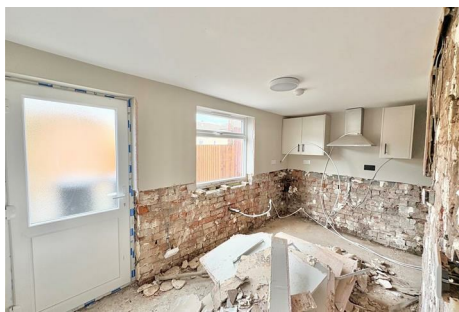
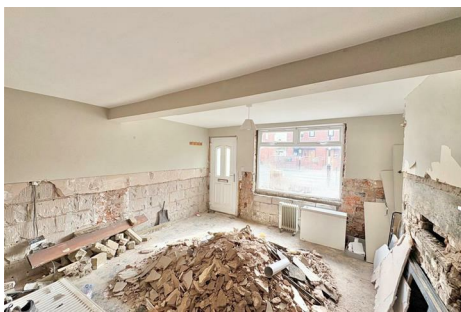


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Atherton Road, Hindley Green

Situated in a very popular and well established residential area is this three-bedroom garden fronted end terrace property over two floors with an enclosed courtyard style area to the rear offering an excellent investment opportunity

CASH ONLY SALE – PROPERTY HAS NO KITCHEN
NO ONWARD CHAIN

Asking Price £80,000

789 Atherton Road

Hindley Green, WN2 4SB



- CASH ONLY SALE - NO KITCHEN
- NO ONWARD CHAIN
- EXCELLENT INVESTMENT OPPORTUNITY

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

14'2 (max) x 12'9 (max) (4.32m (max) x 3.89m (max))

DINING KITCHEN

14'5 (max) x 7'3 (max) (4.39m (max) x 2.21m (max))
Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

10'1 (max) x 9'7 (max) (3.07m (max) x 2.92m (max))

BEDROOM

8'5 (max) x 6'9 (max) (2.57m (max) x 2.06m (max))

BEDROOM

9'5 (max) x 4'5 (max) (2.87m (max) x 1.35m (max))

BATHROOM

6'8 (max) x 5'6 (max) (1.83m'2.44m (max) x 1.52m'1.83m (max))
Panelled bath with shower fitment over bath including glass shower screen. Vanity wash hand basin. Low level WC.

OUTSIDE:

The property is garden fronted with a courtyard style area to the rear.

PARKING

Street parking is available

TENURE

Leasehold

VIEWING

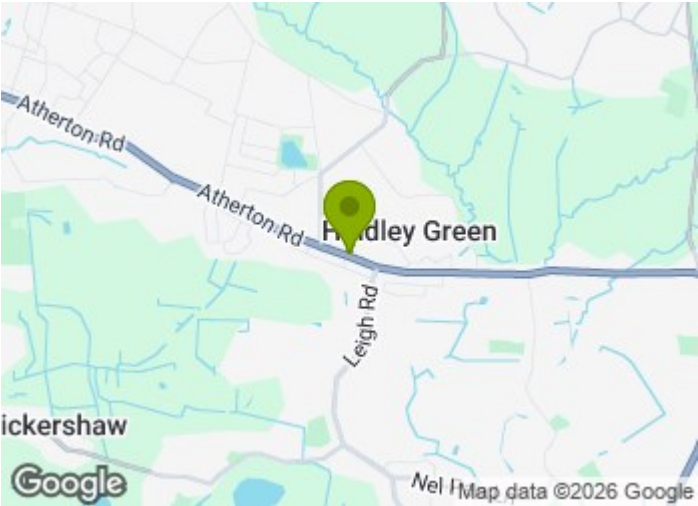
By appointment with the agents as overleaf.

COUNCIL TAX

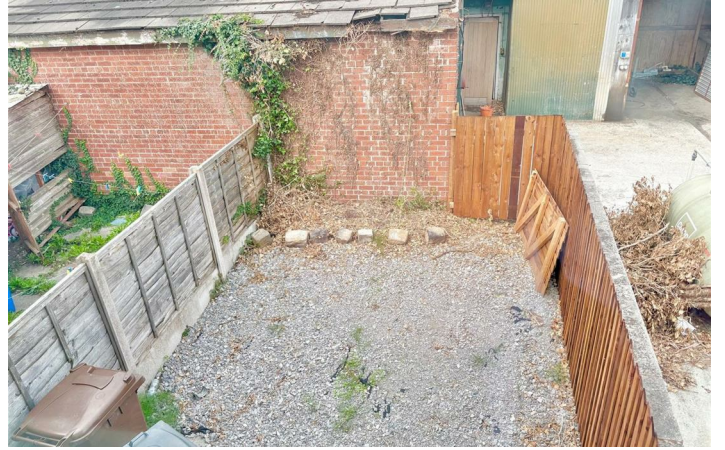
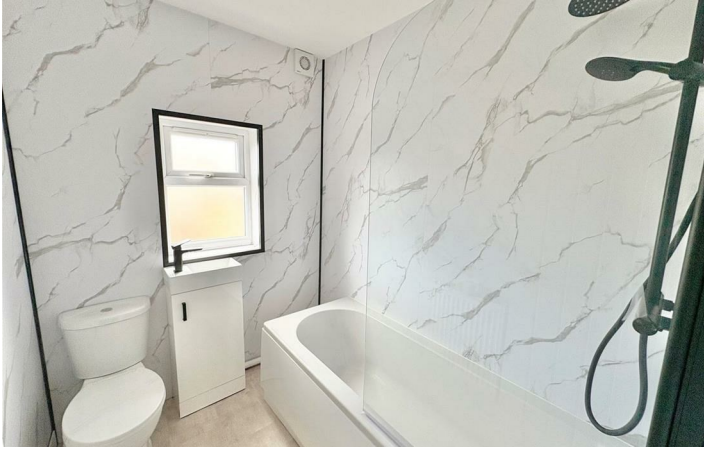
Council Tax Band A

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.



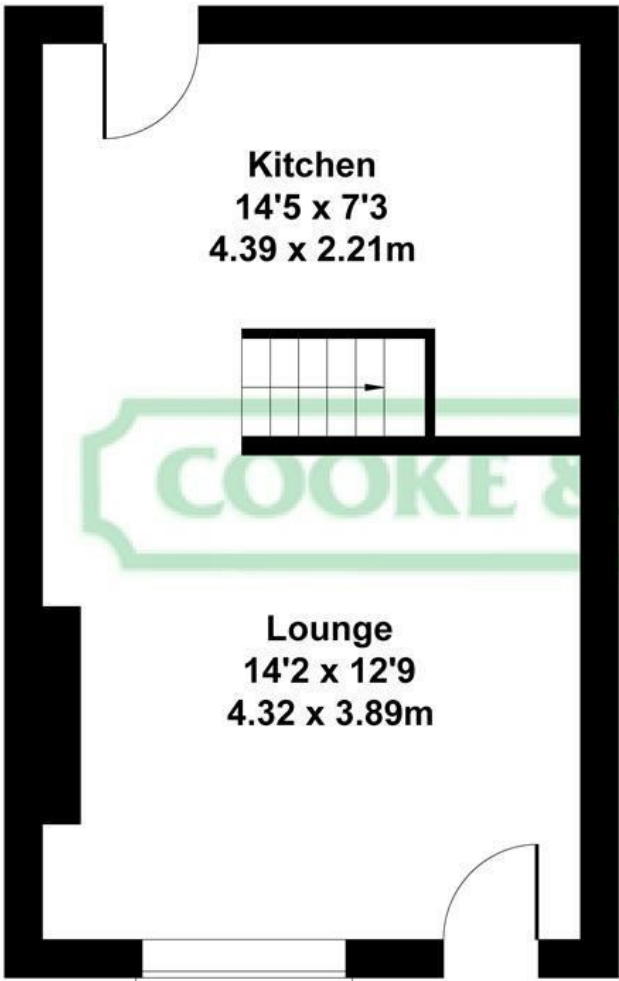
Directions
WN2 4SB



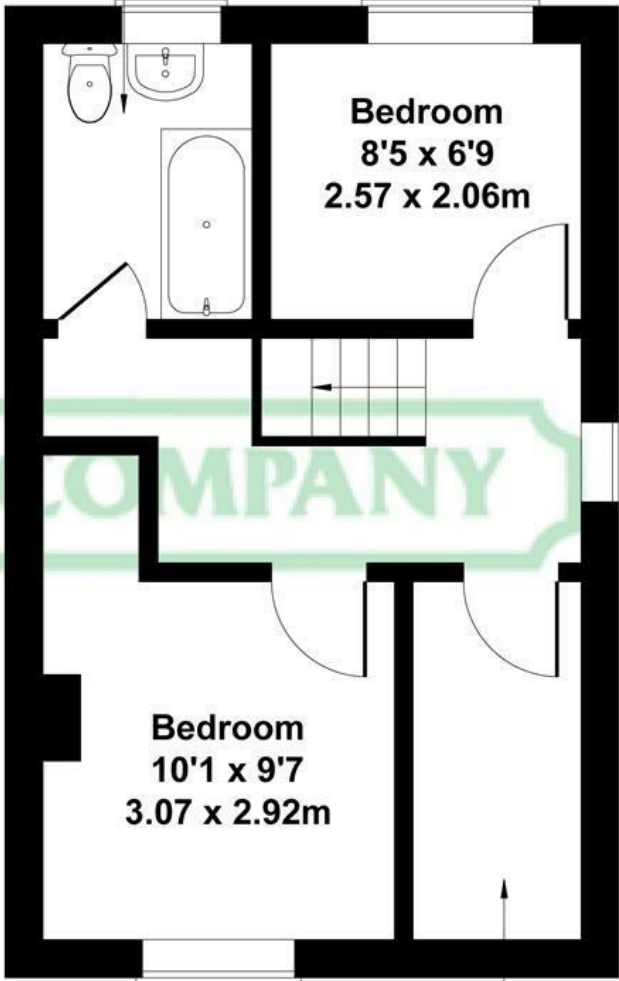
Floor Plan

Approximate Gross Internal Area
668 sq ft - 62 sq m

Bathroom
6'8 x 5'6
2.03 x 1.68m



GROUND FLOOR



FIRST FLOOR

Bedroom
9'5 x 4'5
2.87 x 1.35m

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 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		60	79
		EU Directive 2002/91/EC	