COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Walthew Lane, Platt Bridge

Situated in a popular location close
to local schools and shops is this garden fronted
three-bedroom mid terrace property
with a spacious courtyard to the rear

Asking Price £109,950

171 Walthew Lane

Platt Bridge, WN2 5AA

3 1 2 E

- SITUATED IN A POPULAR LOCATION
- IDEAL FIRST HOME

In further the accommodation comprises :

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE
14’7 (max) x 11’0 (max) (4.27m’2.13m (max) x 3.35m’0.00m (max))
Bay window. TV point. Wall heater.

DINING ROOM
14’9 (max) x 11’0 (max) (4.27m’2.74m (max) x 3.35m’0.00m (max))
Fire surround. Wall heater.

KITCHEN
8’8 (max) x 6’9 (max) (2.44m’2.44m (max) x 1.83m’2.74m (max))
Base and walls cupboards. Inset sink. Oven. Extractor. Plumbing for washing machine.

LEAN TO
7’9 (max) x 6’7 (max) (2.13m’2.74m (max) x 1.83m’2.13m (max))
Door to rear of property

FIRST FLOOR

LANDING

BEDROOM
13’9 (max) x 9’0 (max) (3.96m’2.74m (max) x 2.74m’0.00m (max))

BEDROOM
12’1 (max) x 8’0 (max) (3.66m’0.30m (max) x 2.44m’0.00m (max))

BEDROOM
8’7 (max) x 6’5 (max) (2.44m’2.13m (max) x 1.83m’1.52m (max))

SHOWER ROOM
8’9 (max) x 6’9 (max) (2.44m’2.74m (max) x 1.83m’2.74m (max))
Wet room style shower. Low level W/C. Pedestal wash hand basin.

OUTSIDE
The property is garden fronted with established plants and shrubs. To the rear is a spacious enclosed courtyard style area.

TENURE
Leasehold

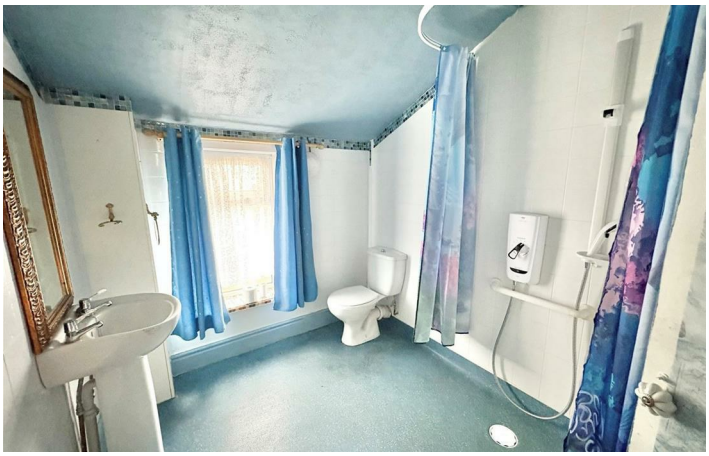
COUNCIL TAX
Council Tax Band A

VIEWING
By appointment with agents overleaf

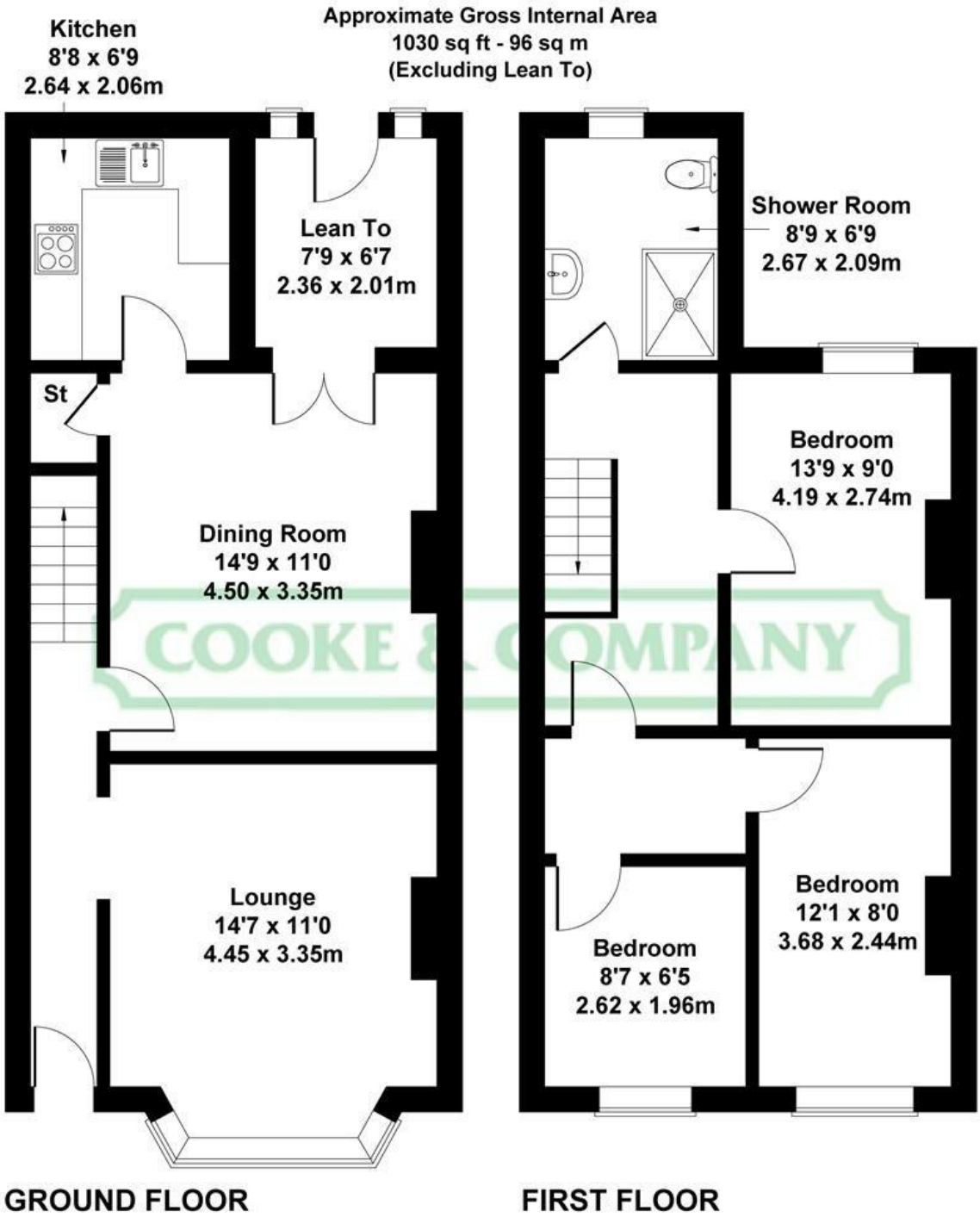
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Directions

WN2 5AA



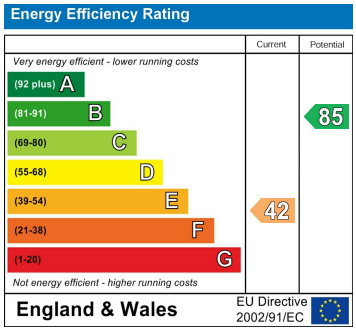
Floor Plan



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.



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