

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wakefield Street, Golborne

Asking Price £144,995



Situated in a well-established residential location with good access to the town is this immaculately presented pavement fronted 2 bedroom mid-terraced house with a courtyard style yard to the rear



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE 13'5 (max) x 13'3 (max). (3.96m'1.52m (max) x 3.96m'0.91m (max).)

Modern radiator. TV point. Modern feature fireplace.

KITCHEN/DINING ROOM 13'5 (max) x 7'6 (max). (3.96m'1.52m (max) x 2.13m'1.83m (max).)

Fully fitted with base units and wall cupboards. Built in oven. Extractor. Electric hob. Sink with mixer taps. Plumbing for washing machine. Door to rear.

FIRST FLOOR:

BEDROOM 13'5 (max) x 13'3 (max) (3.96m'1.52m (max) x 3.96m'0.91m (max))

Modern radiator.

BEDROOM 10'7 (max) x 6'4 (max) (3.05m'2.13m (max) x 1.83m'1.22m (max))

Modern radiator. TV point.

FAMILY BATHROOM

Panelled bath with overhead shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail.

OUTSIDE:

The property is pavement fronted with street parking with a private enclosed courtyard style area to the rear.

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.

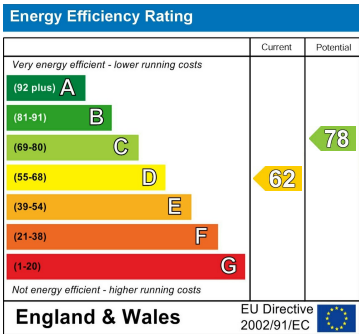
Area Map



Floor Plans



Energy Efficiency Graph



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.