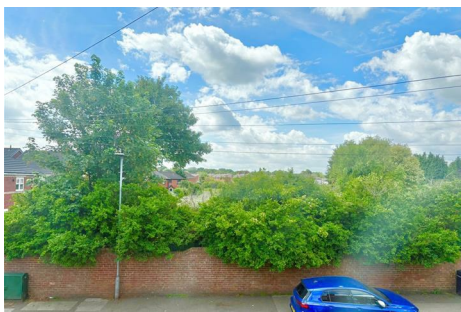


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



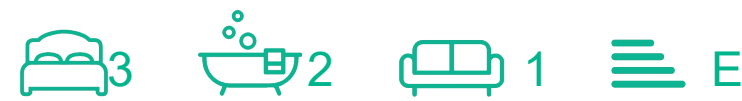
Heath Road, Ashton-in-Makerfield

Situated in a very popular and well established location is this garden fronted end terrace property with three bedrooms offering spacious accommodation with an enclosed area to the rear including a garage and within easy access of the town centre and local amenities

Asking Price £155,000

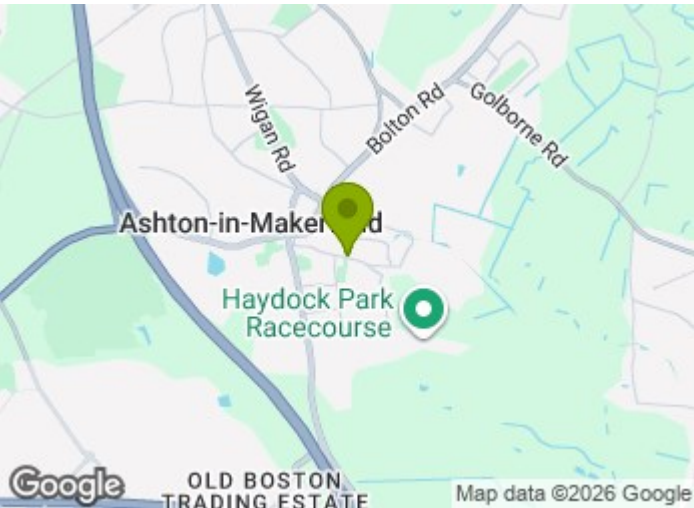
117 Heath Road

Ashton-in-Makerfield, WN4 9HH



- POPULAR AND WELL ESTABLISHED LOCATION
- OPEN ASPECT TO THE FRONT

In further the accommodation comprises:-		LANDING:	addition, to the rear of the property there is a detached garage.
GROUND FLOOR:		BEDROOM	TENURE
ENTRANCE:		15'1 (max) x 14'0 (max) (4.57m'0.30m (max) x 4.27m'0.00m (max))	Leasehold
LOUNGE		Radiator.	VIEWING
15'4 (max) x 13'5 (max) (4.57m'1.22m (max) x 3.96m'1.52m (max))		BEDROOM	By appointment with the agents as overleaf.
TV point. Radiator. Bay window.		11'4 (max) x 9'5 (max) (3.35m'1.22m (max) x 2.74m'1.52m (max))	COUNCIL TAX
KITCHEN/DINING ROOM		Radiator.	Council Tax Band A
14'3 (max) x 11'9 (max) (4.27m'0.91m (max) x 3.35m'2.74m (max))		BEDROOM	PLEASE NOTE
Fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tax. Built in oven. Hob. Extractor. Plumbing for washing machine. Door to outside.		8'5 (max) x 7'5 (max). (2.44m'1.52m (max) x 2.13m'1.52m (max).)	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.
BATHROOM		Radiator.	
Roll top bath with hand held shower fitment. Pedestal wash basin. Low level WC. Heated towel rail. Fully tiled		WC	
		Low level WC. Wash basin.	
FIRST FLOOR:		OUTSIDE:	
		The property is garden fronted with an enclosed courtyard style area to the rear. In	

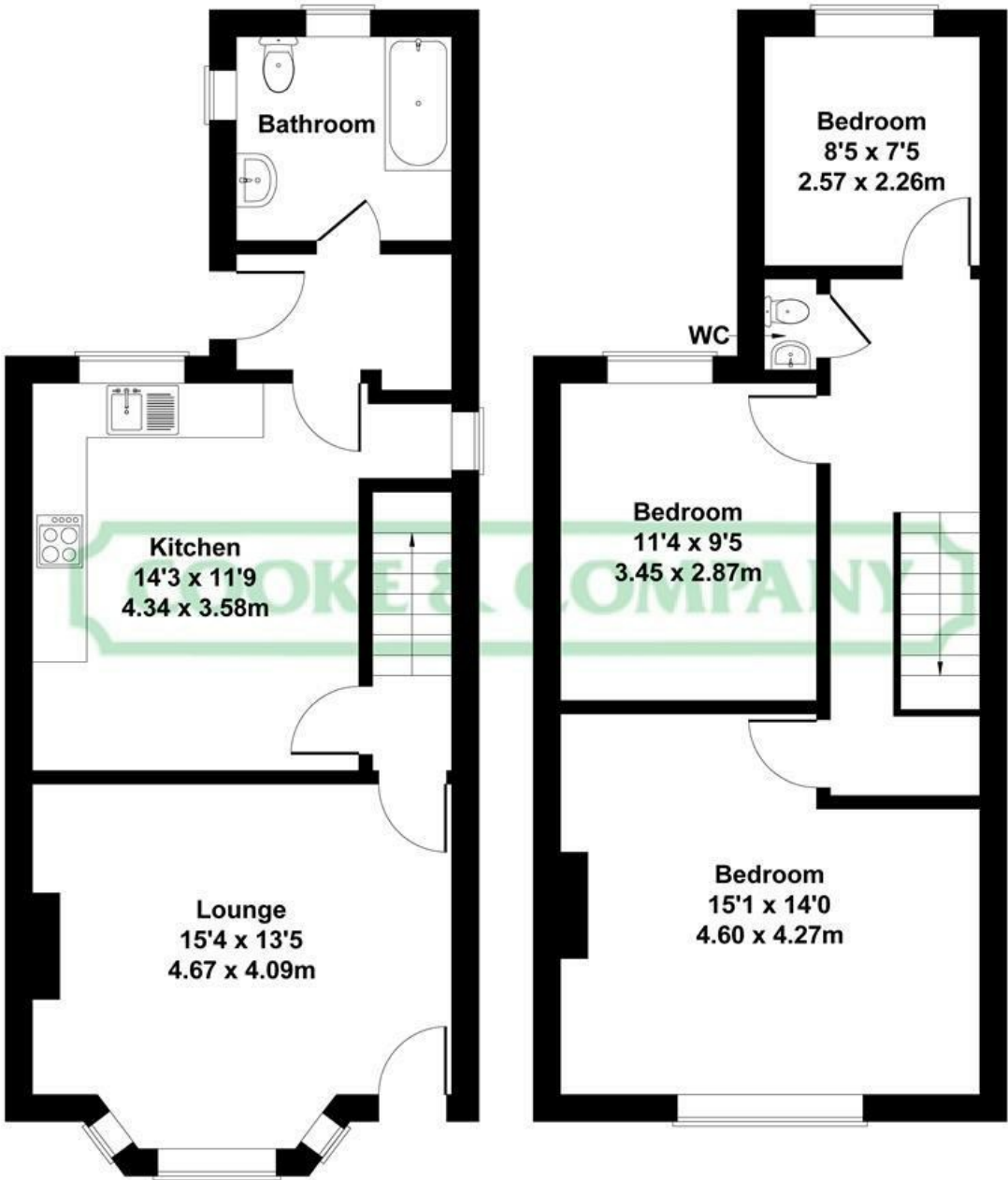


Directions
WN4 9HH



Floor Plan

Approximate Gross Internal Area
1023 sq ft - 95 sq m



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC