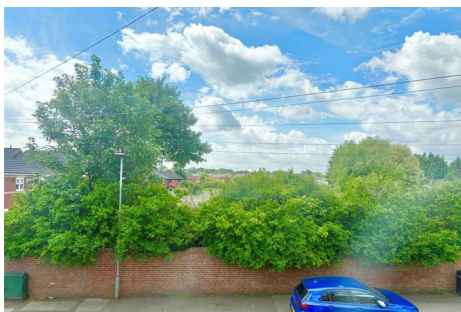


COOKE & COMPANY

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:-

GROUND FLOOR:

ENTRANCE:

LOUNGE

15'4 (max) x 13'5 (max) (4.57m'1.22m (max) x 3.96m'1.52m (max))
TV point. Radiator. Bay window.

KITCHEN/DINING ROOM

14'3 (max) x 11'9 (max) (4.27m'0.91m (max) x 3.35m'2.74m (max))
Fitted with wall and base cupboards. Work surfaces. Sink unit with mixer tap. Built in oven. Hob. Extractor. Plumbing for washing machine. Door to outside.

BATHROOM

Roll top bath with hand held shower fitment. Pedestal wash basin. Low level WC. Heated towel rail. Fully tiled

FIRST FLOOR:

LANDING:

BEDROOM

15'1 (max) x 14'0 (max) (4.57m'0.30m (max) x 4.27m'0.00m (max))
Radiator.

BEDROOM

11'4 (max) x 9'5 (max) (3.35m'1.22m (max) x 2.74m'1.52m (max))
Radiator.

BEDROOM

8'5 (max) x 7'5 (max). (2.44m'1.52m (max) x 2.13m'1.52m (max).)
Radiator.

WC

Low level WC. Wash basin.

OUTSIDE:

The property is garden fronted with an enclosed courtyard style area to the rear. In

addition, to the rear of the property there is a detached garage.

TENURE

Leasehold

VIEWING

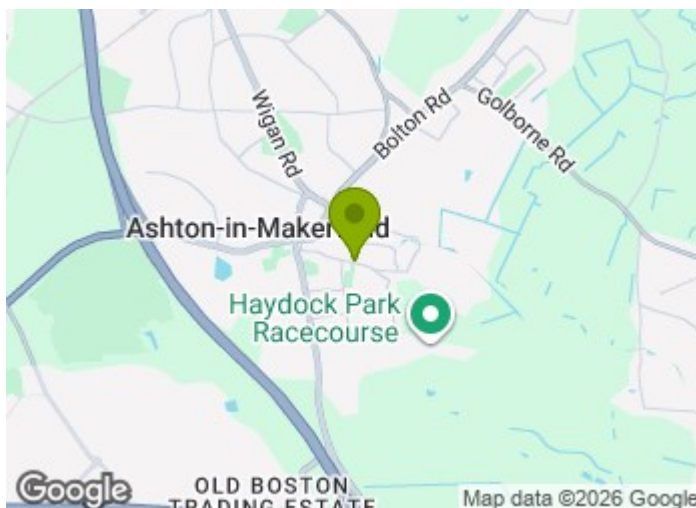
By appointment with the agents as overleaf.

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.



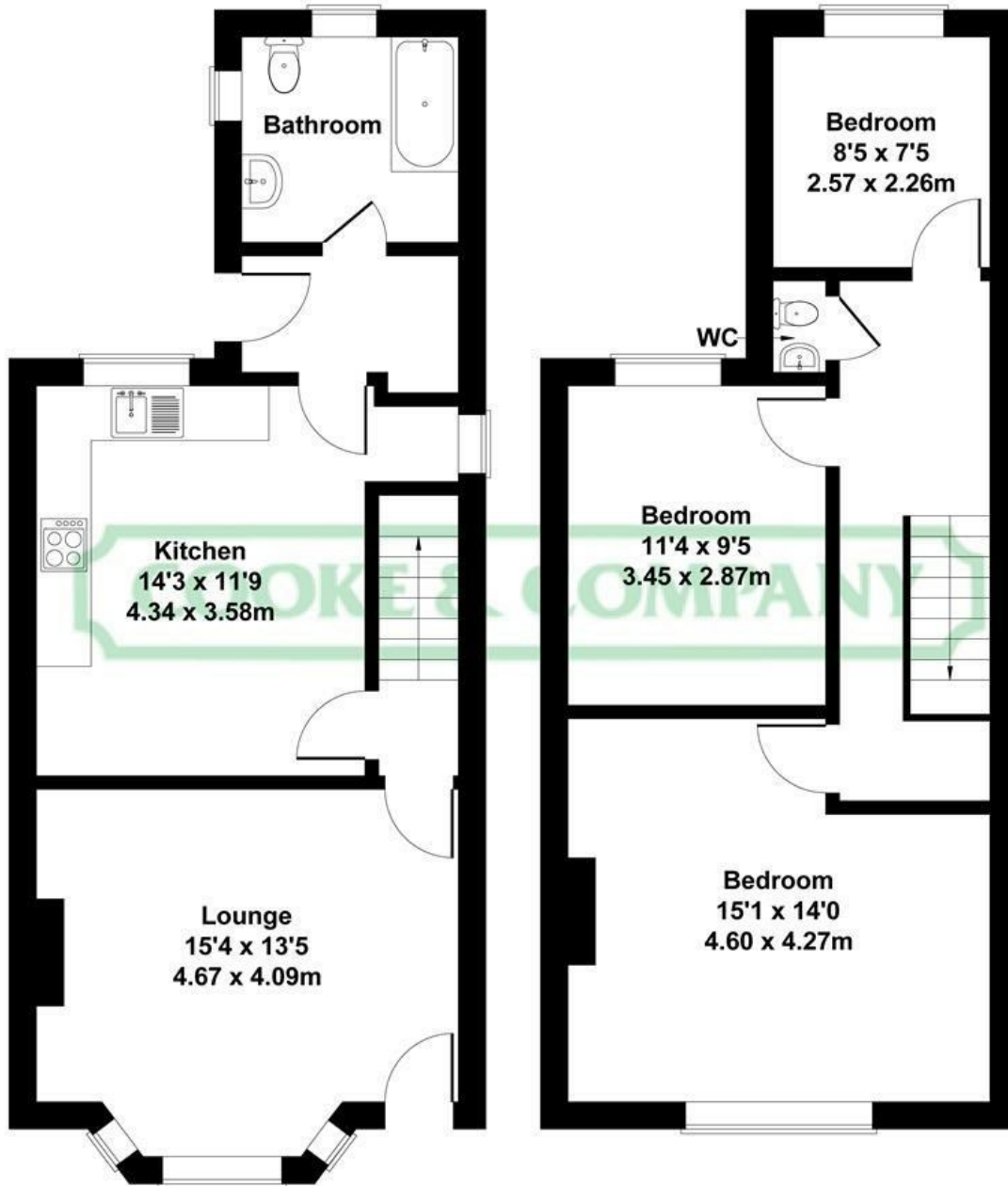
Directions

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 firm's 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			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	