

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Oxford Road, Atherton

Situated in a well-established residential location with good access to the town is this three bedroom terraced house with off street parking to the front of the property and an enclosed garden to the rear

Ideal home for a first time buyer
Boiler only 6 months old

Asking Price £139,950

30 Oxford Road

Atherton, M46 9GB



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL:

LOUNGE

16'6 (max) x 10'4 (max) (4.88m'1.83m (max) x 3.05m'1.22m (max))

LOUNGE: 16'6 (max) x 10'4 (max). TV point. Radiator.

KITCHEN/DINING ROOM

13'5 (max) x 9'2 (max). (3.96m'1.52m (max) x 2.74m'0.61m (max).)

Fitted with wall and base cupboards. Sink unit with mixer taps. Oven with gas hob. Extractor fan. Work surfaces. Plumbing for washing machine. Radiator. Patio doors leading to the rear garden.

FIRST FLOOR:

LANDING:

BEDROOM

13'5 (max) x 7'4 (max). (3.96m'1.52m (max) x 2.13m'1.22m (max).)

Radiator.

BEDROOM

10'5 (max) x 7'6 (max). (3.05m'1.52m (max) x 2.13m'1.83m (max).)

Radiator.

BEDROOM

8'8 (max) x 5'6 (max). (2.44m'2.44m (max) x 1.52m'1.83m (max).)

Radiator.

BATHROOM

Panelled bath. Glass shower screen. Low level WC. Pedestal wash basin.

OUTSIDE:

PARKING

The property is garden fronted offering off street parking.

GARDEN

The rear of the property has an enclosed fully fenced garden.

TENURE

Freehold

COUNCIL TAX

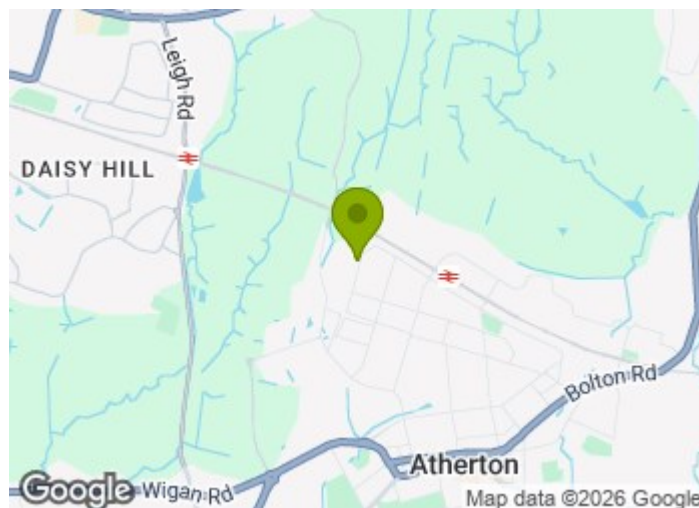
Council Tax Band B

VIEWING

By appointment with the agents as 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.



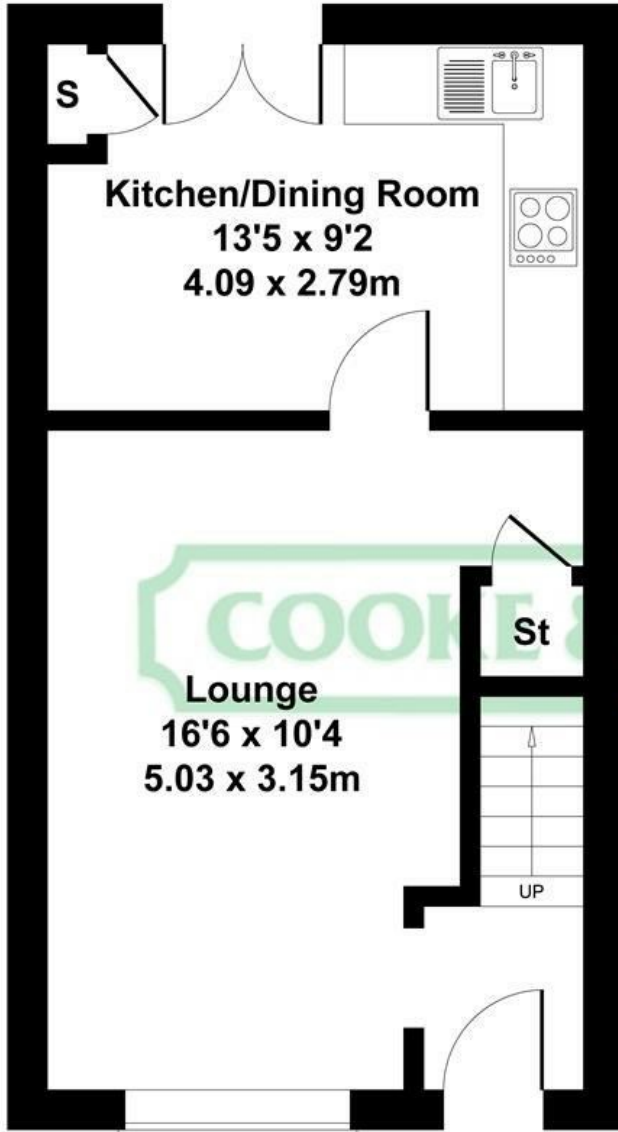
Directions

M46 9GB

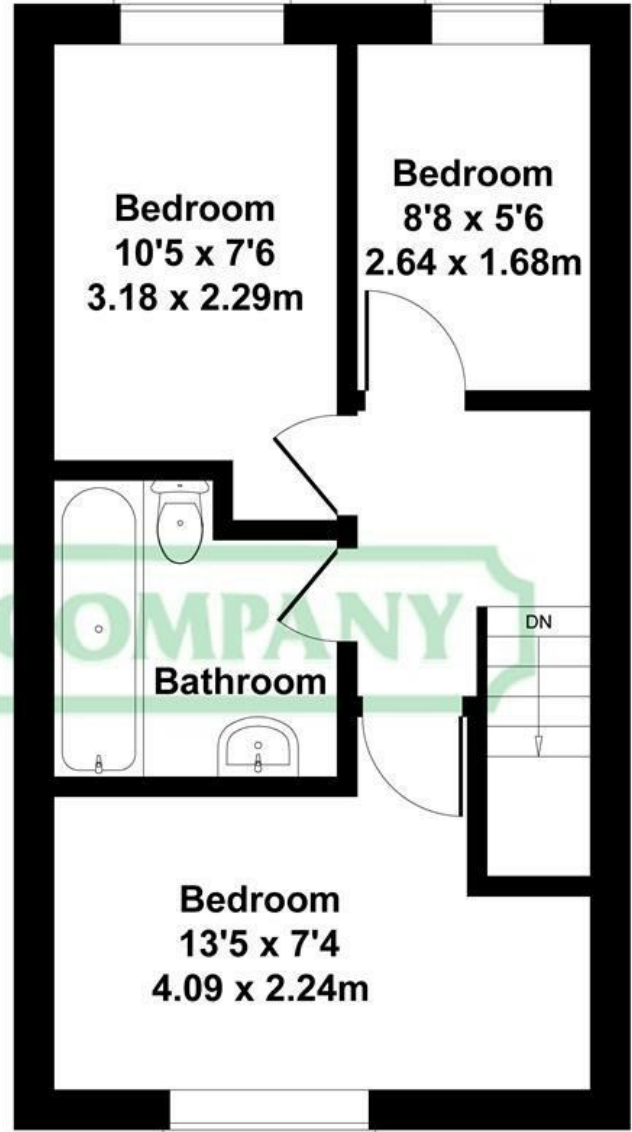


Floor Plan

Approximate Gross Internal Area
65 sq ft - 702 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.

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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			
		69	83
England & Wales		EU Directive 2002/91/EC	