

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Heathlea, Wigan

Situated in a popular and sought after modern development is this spacious over three floors four bedroom family home offering well presented and well proportioned modern accommodation To include gardens to the front and rear

(IDEAL FAMILY HOME)

Asking Price £230,000

6 Heathlea

Hindley Green, Wigan, WN2 4TZ



In further the accommodation comprises:-

ENTRANCE

Radiator.

CLOAKROOM

Low level WC. Wash hand basin. Low level WC.

LOUNGE

16;4 (max) x 11'6 (max) (4.88m;1.22m (max) x 3.35m'1.83m (max))
Radiator.

DINING KITCHEN

17'7 (max) x 14'11 (max) (5.18m'2.13m (max) x 4.27m'3.35m (max))
Fully fitted modern kitchen. Plumbing for washing machine. Par tiled walls. Sink unit with mixer taps. Doors to patio area.

FIRST FLOOR:

LANDING

BEDROOM

6'9 (max) x 6'7 (ma) (1.83m'2.74m (max) x 1.83m'2.13m (ma))
Radiator.

BEDROOM

14'8 (ma) 7'10 (max) (4.27m'2.44m (ma) 2.13m'3.05m (max))
Radiator.

BEDROOM

12'8 (max) x 7'10 (max) (3.66m'2.44m (max) x 2.13m'3.05m (max))
Radiator.

BATHROOM

Paneled bath./ pedestal wash hand basin. Low level WC. Part tiled walls.

SECOND FLOOR:

MASTER BEDROOM

13'6 (max) x 11'9 (max) (3.96m'1.83m (max) x 3.35m'2.74m (max))
Radiator.

EN-SUITE

Shower cubicle. Wash hand basin. Low level WC.

OUTSIDE:

GARDENS/PARKING The property benefits parking to the rear. The gardens are to the front and rear.

TENURE

To be confirmed.

COUNCIL TAX BAND

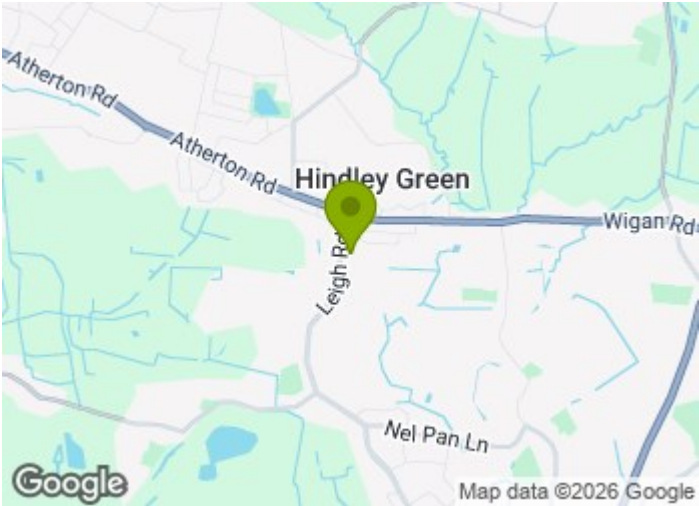
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VIEWING

By appointment with the agent as overleaf.

PLEASE NOTE

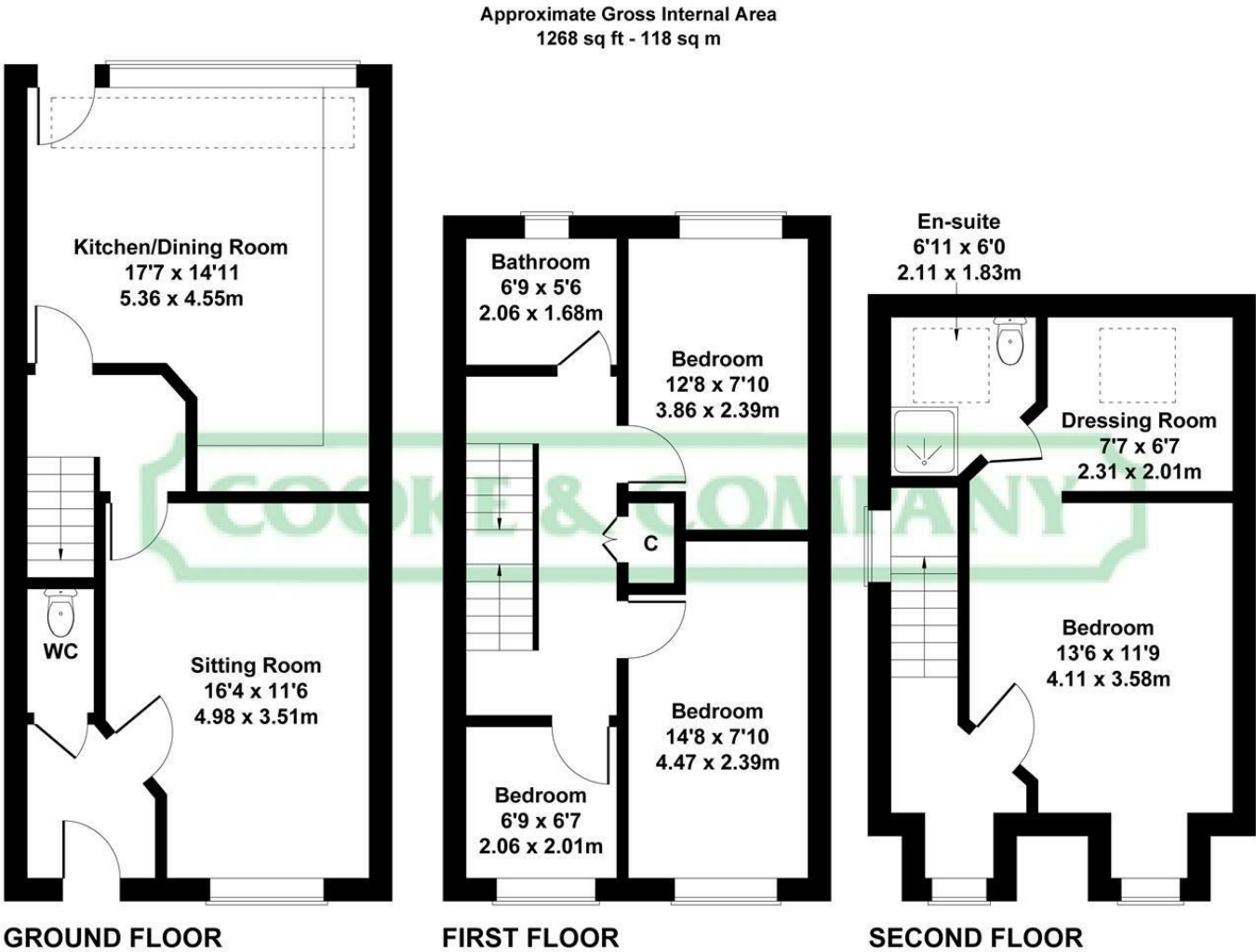
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
Sat Nav Ref WN2 4TZ



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC