

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Torside Close, Hindley

Situated in a popular and sought after location is this very attractive and beautifully presented two storey mid mews townhouse with two bedrooms offering off road parking to the front and a lovely private garden to the rear which is not overlooked

Asking Price £180,000

12 Torside Close

Hindley, WN2 2QX



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

14'6 (max) x 10'0 (4.42m (max) x 3.05m)
TV point. Radiator.

DINING KITCHEN

12'9 (max) x 9'2 (max) (3.89m (max) x 2.79m (max))
Fitted with wall and base units. Oven. Gas hob. Extractor hood. Sink unit with mixer tap. Plumbing for washing machine. French doors to rear garden

FIRST FLOOR:

LANDING:

BEDROOM

12'6 (max) x 9'9 (max) (3.81m (max) x 2.97m (max))
Radiator

BEDROOM

11'3 (max) x 7'8 (max) (3.43m (max) x 2.34m (max))
Radiator

SHOWER ROOM

7'7 (max) x 4'7 (max) (2.31m (max) x 1.40m (max))
Large enclosed shower cubicle. Wash hand basin with cupboard storage. Low level WC. Radiator.

OUTSIDE:

Off road parking is to the front of the property.

GARDENS

To the rear there is as lovely private garden, well stocked with plants and shrubs. In addition, there is a raised decking/patio area.

TENURE

Leasehold

COUNCIL AND TAX BAND

Wigan Council Tax Band B

VIEWING

By appointment with the agents as overleaf.

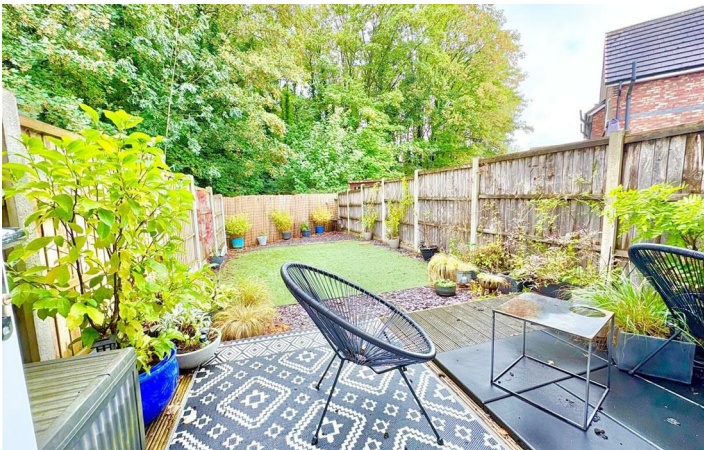
PLEASE NOTE

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.

In accordance with the Estate Agents Act 1979 Cooke & Company declare that the vendor of this property is a relative of the managing director of Cooke & Company, Simon Cooke



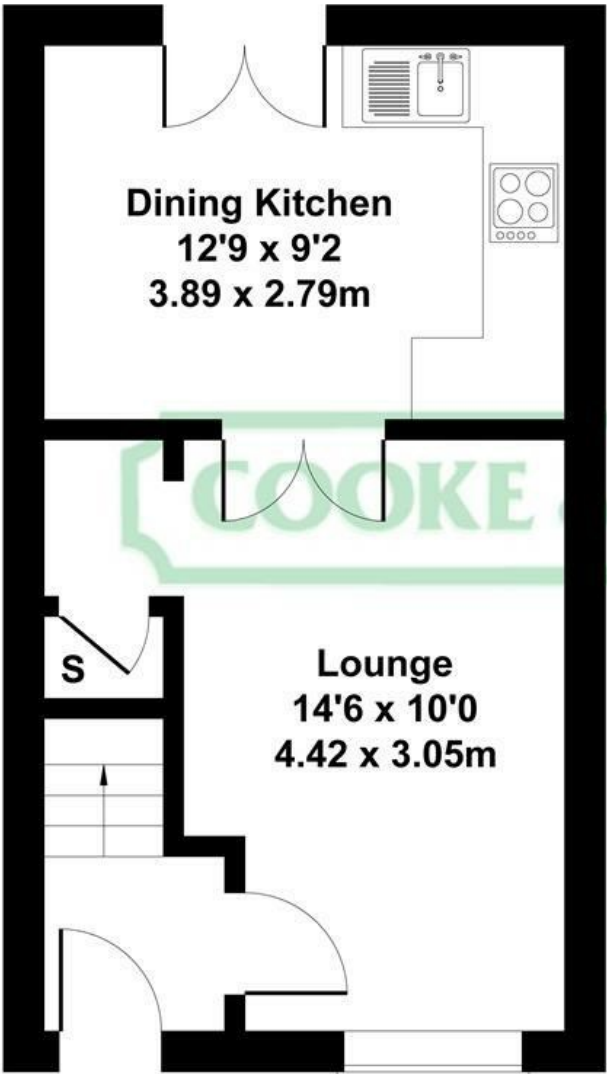
Directions
WN2 2QX



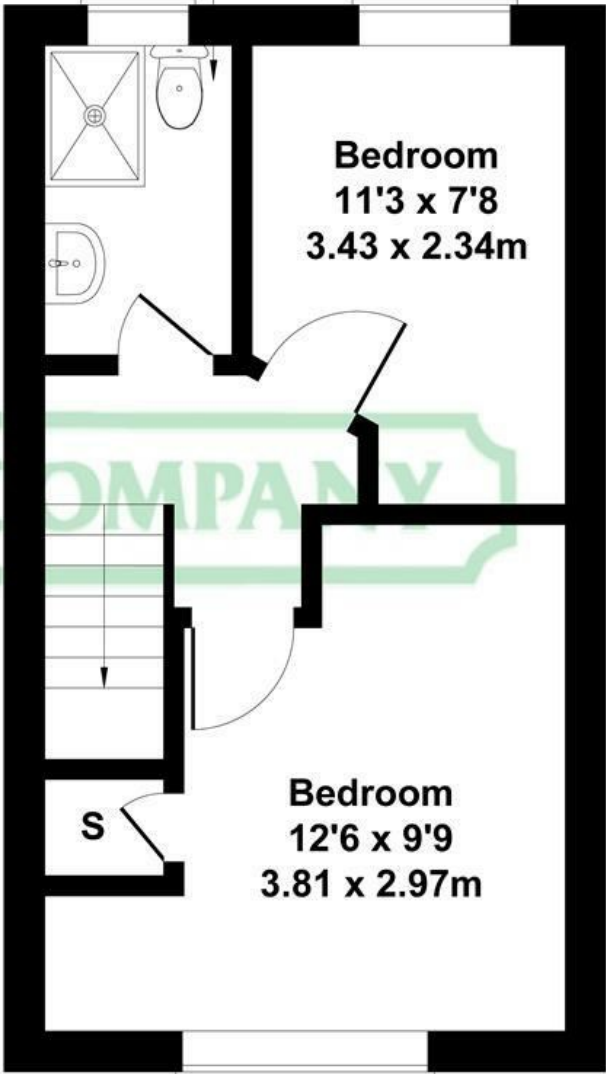
Floor Plan

Approximate Gross Internal Area
616 sq ft - 57 sq m

Shower Room
7'7 x 4'7
2.31 x 1.40m



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.

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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		
England & Wales	EU Directive 2002/91/EC	