

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Johnson Street, Atherton

Situated in a very popular and much sought after location is this attractive two bedroom garden fronted mid terrace property with an enclosed rear garden offering excellent and ideal first time accommodation over two floors

(MUST BE VIEWED – EXCELLENT FIRST TIME HOME)

Asking Price £155,000

8 Johnson Street

Atherton, M46 0RB



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

14'9 (max) x 12'1 (max) (4.27m'2.74m (max) x 3.66m'0.30m (max))

TV point. Radiator.

KITCHEN

20'0 (max) x 14'8 (max) (6.10m'0.00m (max) x 4.27m'2.44m (max))

Fully fitted modern kitchen with wall and base cupboards. Built in oven. Gas hob. Extractor hood. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls.. Door to outside.

FIRST FLOOR:

BEDROOM

14'8 (max) x 12'1 (max) (4.27m'2.44m (max) x 3.66m'0.30m (max))

Radiator.

BEDROOM

Radiator.

BATHROOM

8'8 (max) x 6'6 (max) (2.44m'2.44m (max) x 1.83m'1.83m (max))

Panelled bath with shower fitment over bath. Fully tiled walls. Pedestal wash hand basin. Low level WC. Built in store cupboard. Radiator.

OUTSIDE:

The property is garden fronted with an enclosed mainly laid to lawn area to rear with established plants and shrubs.

TENURE

Leasehold

VIEWING

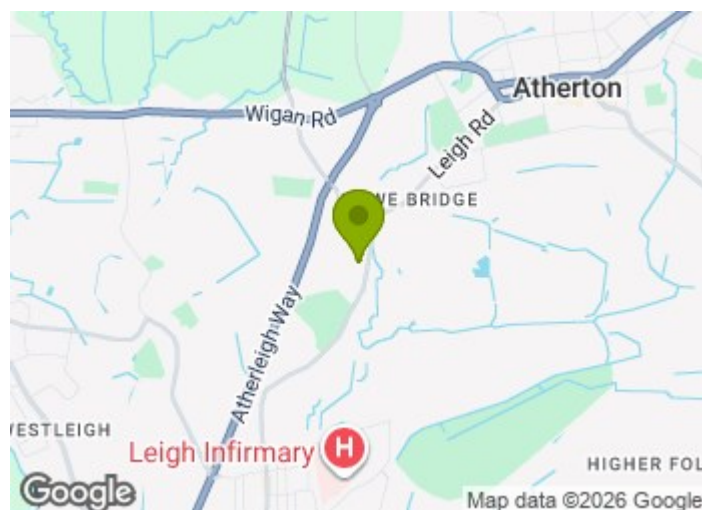
By appointment with the agents as overleaf.

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.



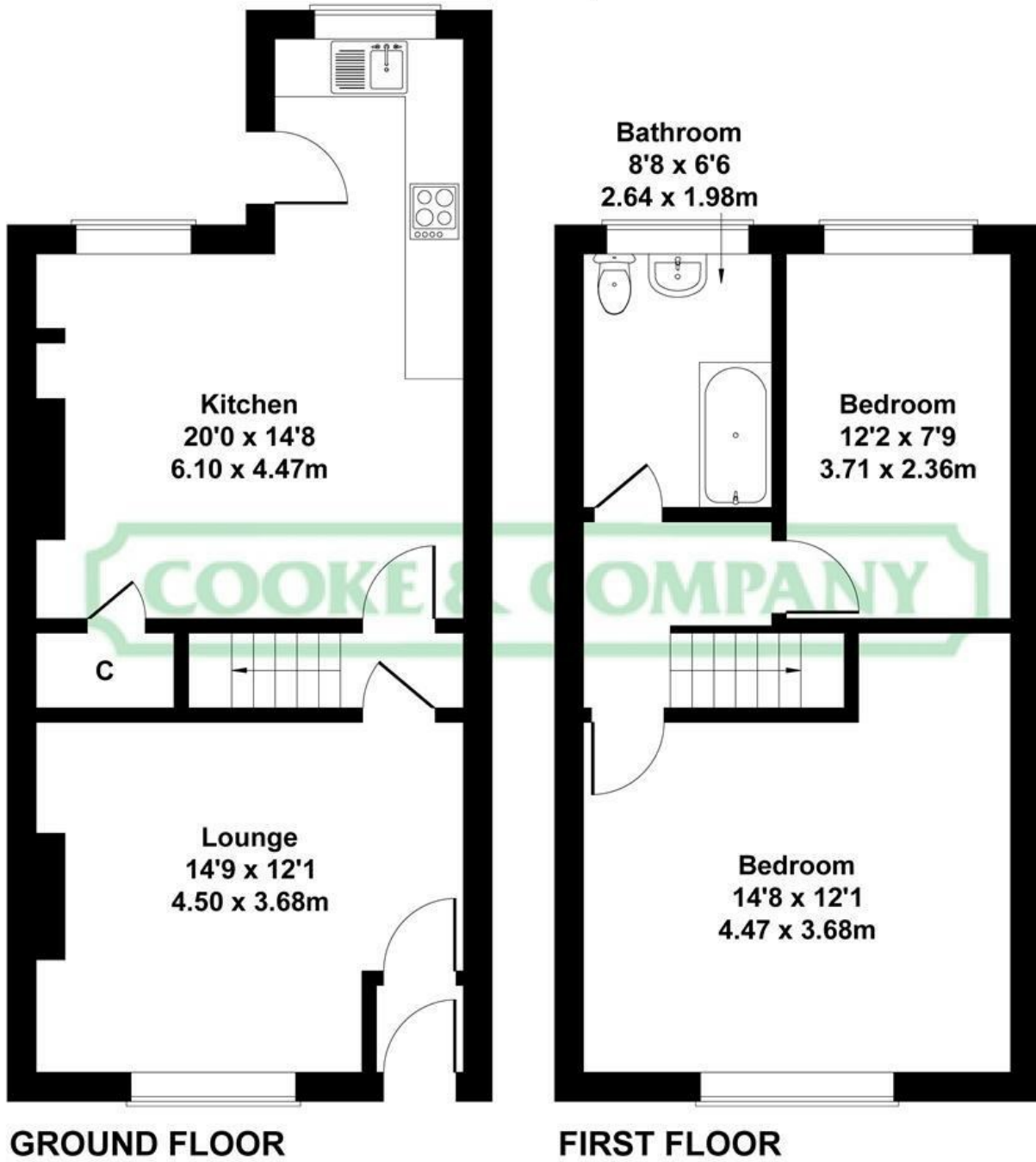
Directions

M46 0RB



Floor Plan

Approximate Gross Internal Area
882 sq ft - 82 sq m



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			86
(81-91) B			
(69-80) C		71	
(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	