COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Stanley Street, Manchester

Situated in a popular residential area close to Atherton Town Centre is this very well presented mid terrace property with two bedrooms, modern fitted kitchen and four piece bathroom suite offering excellent first time accommodation. Available with no onward chain.

Asking Price £149,950

139 Stanley Street

Atherton, Manchester, M46 0AJ

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In further detail the property includes:-

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE:
14’1 (max) x 13’1 (max) (4.27m’0.30m (max) x 3.96m’0.30m (max))
Feature fireplace. Radiator.

DINING KITCHEN:
14’1 (1max) x 10’3 (max) (4.27m’0.30m (0.30mmax) x 3.05m’0.91m (max))
Fitted kitchen with base and wall cupboards. Integrated oven and hob with overhead extractor. Inset sink and mixer tap. Tiled splashback. Plumbing for washing machine. Radiator. Door to outside area.

FIRST FLOOR:

LANDING:

BEDROOM 1:
14’6 (max) x 10’10 (max) (4.27m’1.83m (max) x 3.05m’3.05m (max))
Radiator.

BEDROOM 2:
10’4 (max) x 7’1 (max) (3.05m’1.22m (max) x 2.13m’0.30m (max))
Radiator.

BATHROOM :
Four piece suite comprising of panelled bath. Shower cubicle. Pedestal wash basin. Low level WC. Radiator.

OUTSIDE:
The property is pavement fronted and has an enclosed courtyard to the rear.

TENURE:
Leasehold

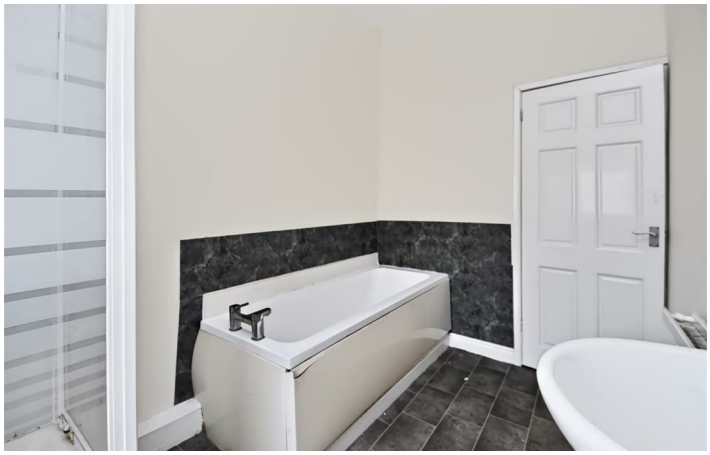
COUNCIL TAX BAND:
Wigan Borough Council Band A

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

Sat Nav Ref : M46 0AJ



Floor Plan

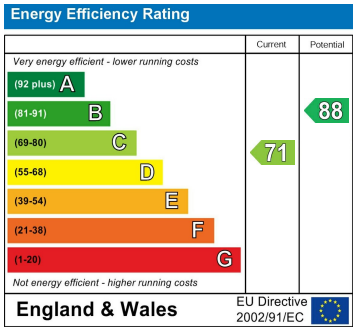
139 Stanley Street, Atherton

Ground Floor **First Floor**

Total Area: 63.5 m² ... 683 ft²

All measurements are approximate and for display 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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