

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Walthew Lane, Platt Bridge

Situated in a popular location close to local schools and shops is this garden fronted two-bedroom mid terrace property with a spacious enclosed courtyard to the rear

Asking Price £115,000

20 Walthew Lane

Platt Bridge, WN2 5AN



- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises **BEDROOM** 13'2 (max) x 13'0 (max) (4.01m (max) x 3.96m (max))

GROUND FLOOR:

ENTRANCE VESTIBULE:

LOUNGE

13'3 (max) x 13'3 (max) (4.04m (max) x 4.04m (max))
TV point.

KITCHEN

13'7 (max) x 9'9 (max) (4.14m (max) x 2.97m (max))
Fitted with base and walls cupboards. Inset sink. Oven. Gas hob. Extractor. Plumbing for washing machine. Radiator. Door to outside

FIRST FLOOR

LANDING

Radiator

BEDROOM

10'0 (max) x 8'4 (max) (3.05m (max) x 2.54m (max))
Radiator

BATHROOM

7'0 (max) x 5'2 (max) (2.13m (max) x 1.57m (max))
Panelled bath with shower fitment. Glass shower screen. Low level WC Vanity built in wash hand basin with storage. Heated towel rail.

OUTSIDE

The property is garden fronted. To the

rear is a spacious enclosed courtyard style area.

TENURE

Leasehold

COUNCIL TAX BAND

Wigan Borough Council Band A

VIEWING

By appointment with agents 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.

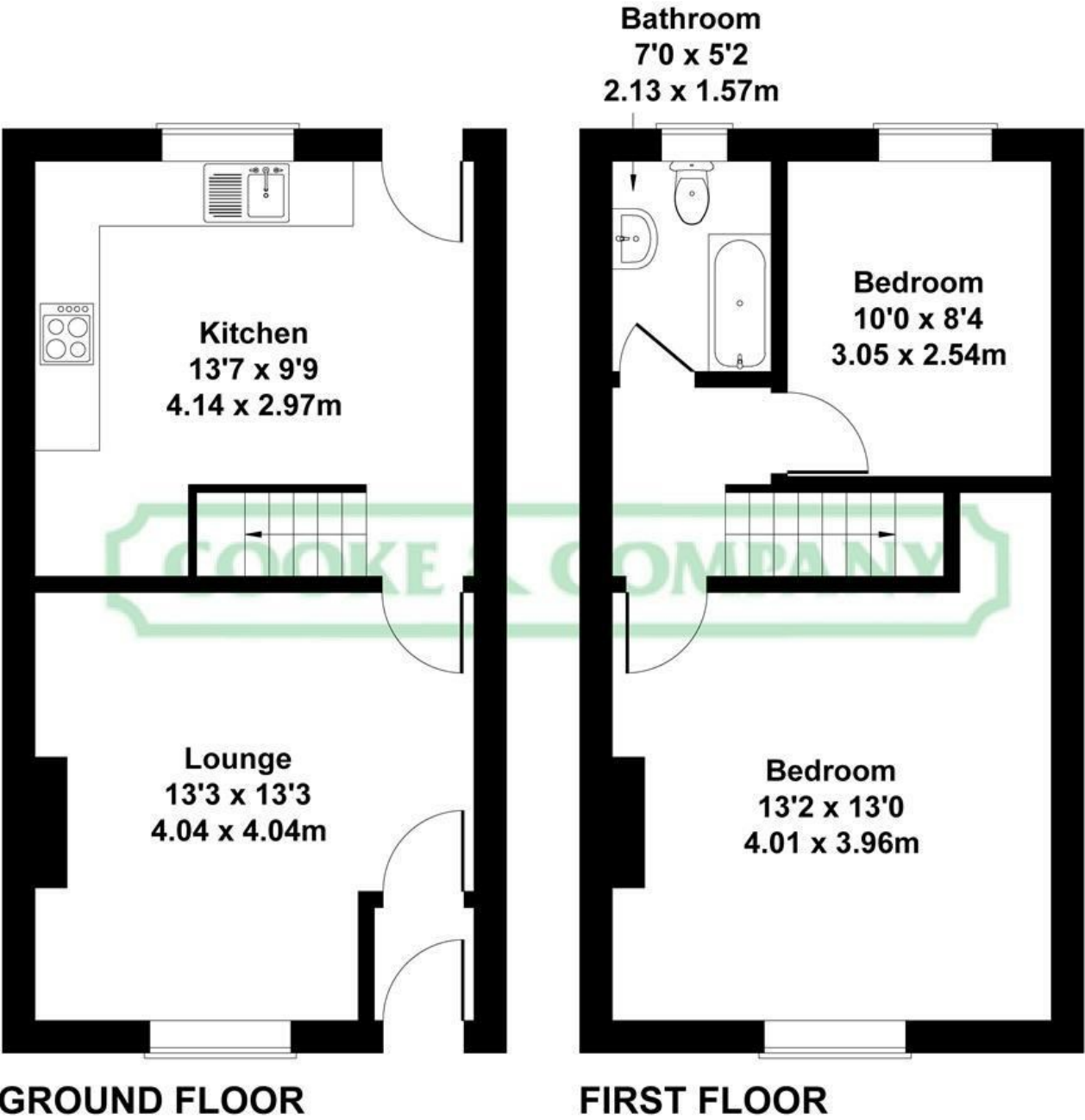


Directions
WN2 5AN



Floor Plan

Approximate Gross Internal Area
722 sq ft - 67 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 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		
	73	87
England & Wales		
EU Directive 2002/91/EC		