

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



The Pipers, Lowton

Situated in a popular residential location with excellent access to social and commuter routes via the A580 East Lancashire Road is this detached bungalow with three bedrooms offering well proportioned accommodation with conservatory, gardens to the front and rear and available with no onward chain

Asking Price £279,950

ENTRANCE VESTIBULE

LOUNGE 16'7 (max) x 13'11 (max) (5.05m (max) x 4.24m (max))



Fireplace and Surround. Radiator.

INNER HALLWAY



KITCHEN 10'2 (max) x 7'8 (max) (3.10m (max) x 2.34m (max))



Fitted with base cupboard and wall units. Inset sink. Oven hob and extractor hood. Door to Conservatory.

CONSERVATORY



Radiator. Fully fitted with blinds. Door to outside.

BEDROOM 14'3 (max) x 10'1 (max) (4.34m (max) x 3.07m (max))



Radiator.

BEDROOM 10'10 (max) x 9'1 (max) (3.30m (max) x 2.77m (max))

Radiator.

BEDROOM 12'2 (max) x 7'2 (max) (3.71m (max) x 2.18m (max))

Radiator. Door to garage.

SHOWER ROOM



Shower Cubicle. Vanity unit wash hand basin. Radiator. Low level WC. Tiled Walls.

OUTSIDE :

PARKING AND GARAGE

The property is approached over an entrance driveway providing ample off road parking leading to the garage.

GARDENS

Gardens are to the front and rear. Low maintenance front garden with stone chips and planted shrubs. To the rear there is a good sized private garden mostly laid to lawn with patio area.

TENURE :

Freehold.

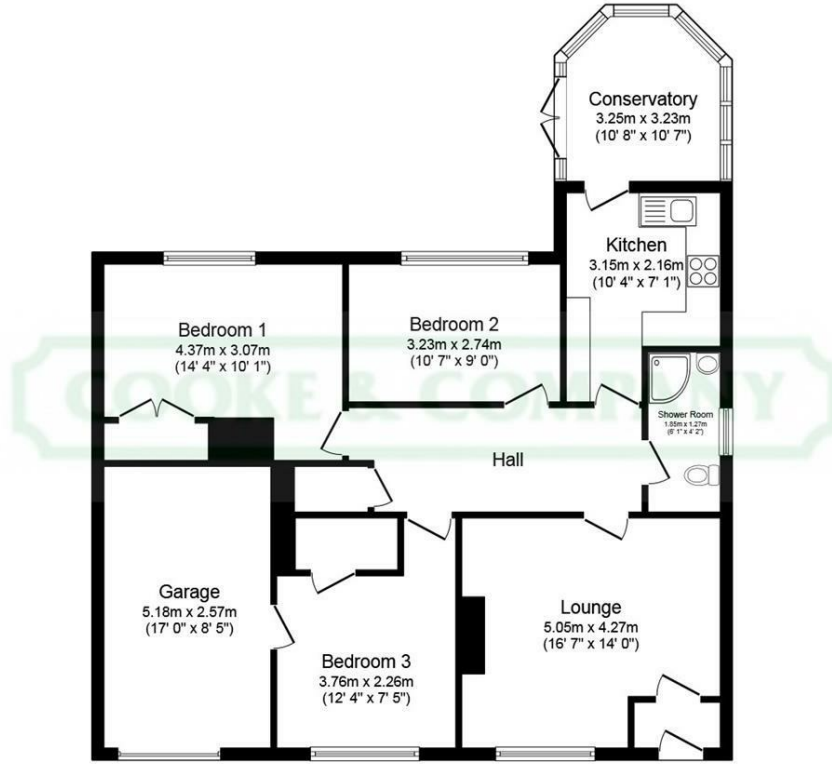
COUNCIL AND TAX BAND

Wigan Council Tax Band C.

SERVICES (NOT TESTED)

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.

Floor Plan

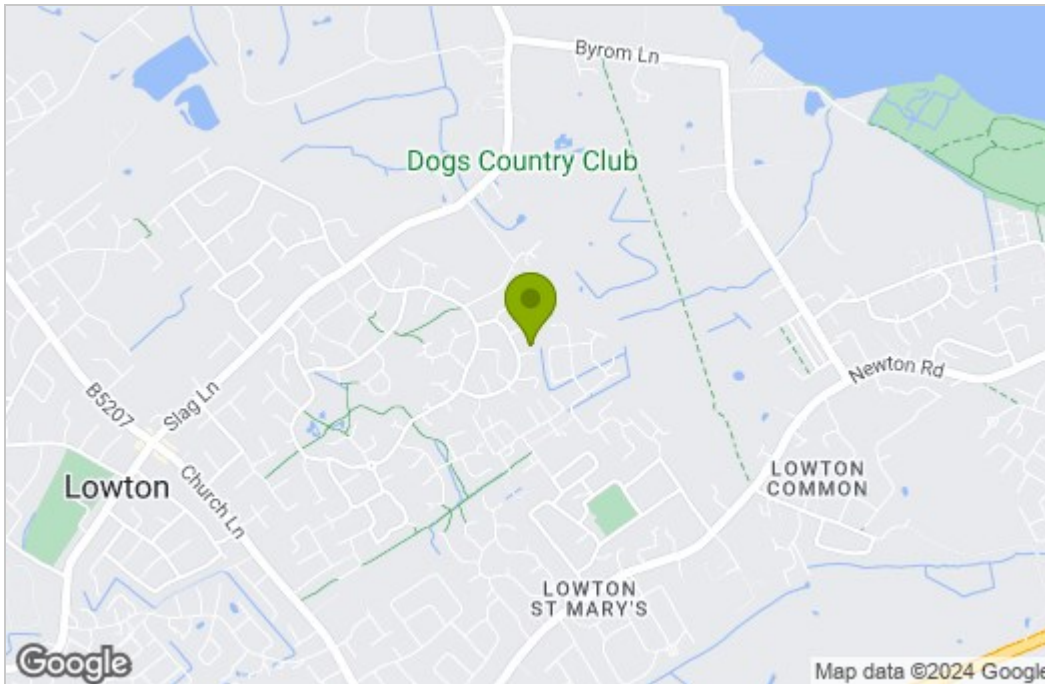


Floor Plan

Total floor area 102.1 sq.m. (1,099 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Area Map



Energy Efficiency Graph

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	

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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