

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Heath House Close, Lowton

Situated within a modern development and in a popular residential area is this spacious four bedroom detached home offering excellent family accommodation throughout with off road parking and gardens to the front and rear

Asking Price £425,000

GROUND FLOOR :

ENTRANCE HALLWAY



Radiator. Under stairs store cupboard.

CLOAKROOM

Wash hand basin. Low level WC. Radiator.

DINING ROOM 11'4 (max) x 9'3 (max) (3.45m (max) x 2.82m (max))

Radiator.

BREAKFAST KITCHEN 10'7 (max) x 9'7 (max) (3.23m (max) x 2.92m (max))

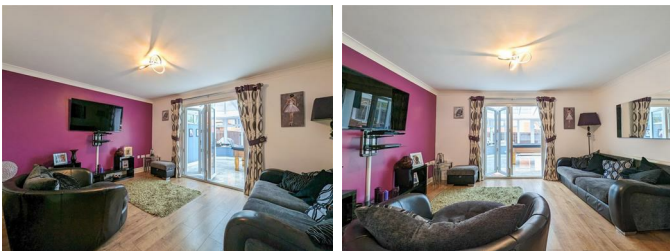


Fully Fitted with base and wall cupboards. Inset sink with mixer tap. Oven, hob and extractor hood. Integrated fridge freezer and dishwasher.

UTILITY 7'1 (max) x 5'0 (max) (2.16m (max) x 1.52m (max))

Fitted with base and wall cupboards. Plumbing for washing machine. Inset sink. Door to outside.

LOUNGE 14'4 (max) x 12'1 (max) (4.37m (max) x 3.68m (max))



TV Point. Radiator. Bi-folding doors to conservatory.

CONSERVATORY 22'10 (max) x 12'2 (max) (6.96m (max) x 3.71m (max))



Radiator. TV Point. High gloss tiled floor. Double doors to rear garden.

GARAGE

Split into part storage and part Study.

STUDY : 9'6 (max) x 8'5 (max)

STORAGE AREA : 8'2 (max) x 7'0 (max)

FIRST FLOOR :

LANDING



MASTER BEDROOM 14'1 (max) x 10'8 (max) (4.29m (max) x 3.25m (max))



Fitted Wardrobes. Radiator.

EN SUITE



Shower cubicle. Wash hand basin. Low level WC. Radiator. Part tiled walls and tiled floor.

BEDROOM 14'1 (max) x 8'10 (max) (4.29m (max) x 2.69m (max))



Radiator.

BEDROOM 12'5 (max) x 9'1 (max) (3.78m (max) x 2.77m (max))

Radiator. Fitted Wardrobes.

BEDROOM 10'7 (max) x 9'2 (max) (3.23m (max) x 2.79m (max))



Radiator.

BATHROOM



Panelled bath. Pedestal wash hand basin. Low level Wc. Radiator. Half tiled walls and tiled floor.

OUTSIDE :

PARKING

The property is approached over an entrance driveway which provides off road parking to the front.

GARDENS

To the front and rear mostly laid to lawn.

TENURE :

Leasehold. Ground Rent £200.00 per annum.

COUNCIL AND TAX BAND

Wigan Council Tax Band E.

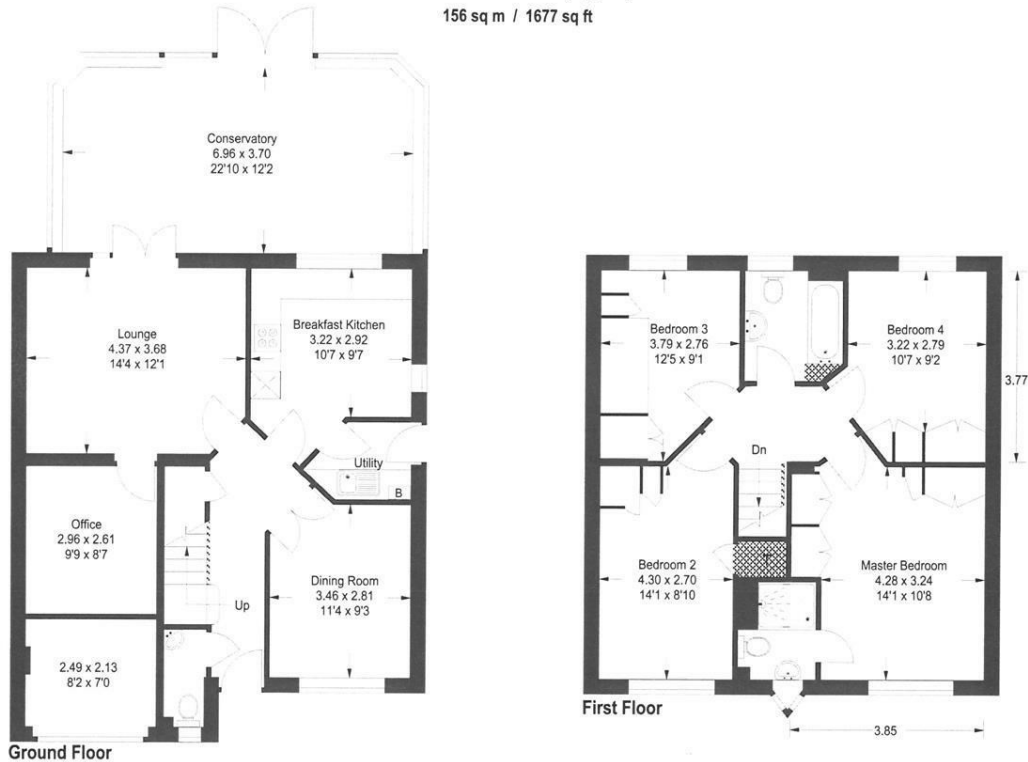
SERVICES (NOT TESTED)

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

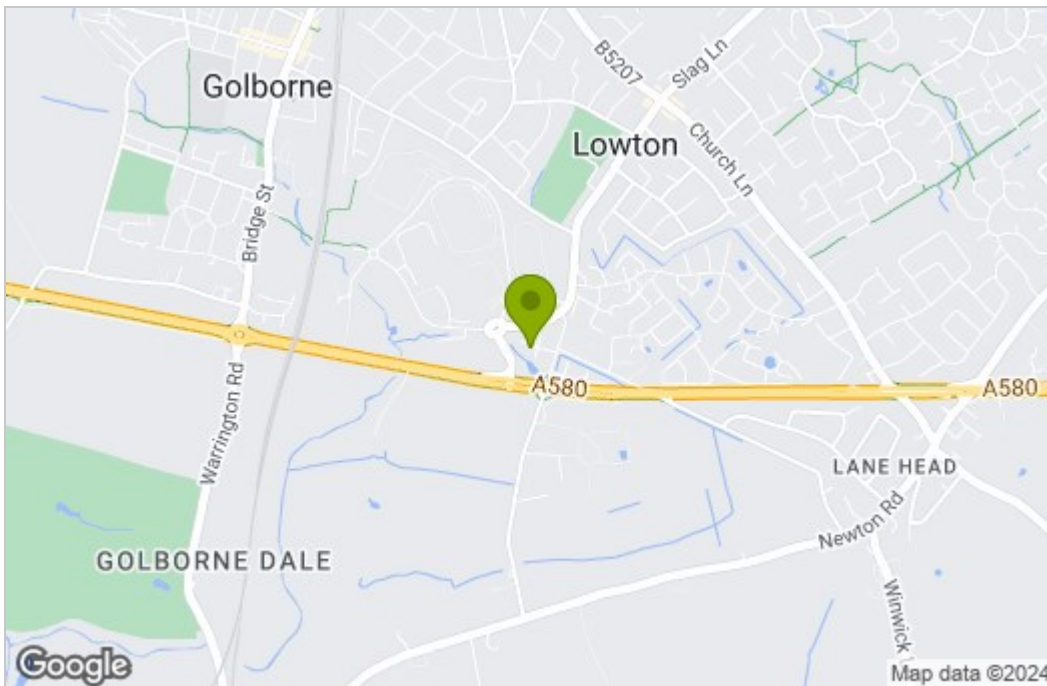
19, Heath House Close, Lowton.

Gross internal area (approx) :-
156 sq m / 1677 sq ft

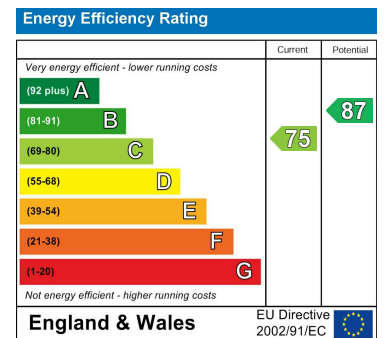


This plan is for layout guidance only. Not drawn to scale unless otherwise stated. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decisions reliant upon them.

Area Map



Energy Efficiency Graph



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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