

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hesketh Meadow Lane, Lowton

In further detail the property includes:- On the ground floor: Entrance vestibule, lounge, kitchen, utility area and ground floor bathroom/wc. Whilst on the first floor there are three bedrooms.

The property is garden fronted with a private enclosed area to the rear.

Asking Price £169,950

18 Hesketh Meadow Lane

Lowton, WA3 2AJ



GROUND FLOOR :

ENTRANCE VESTIBULE

LOUNGE

14'5 (max) x 13'9 (max) (4.39m (max) x 4.19m (max))

Wooden Flooring. Radiator.

DINING KITCHEN

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

Fully fitted with base units and wall cupboards. Inset sink with mixer tap. Range Gas cooker point. Extractor Hood. integrated fridge freezer and pull out larder unit. Under stairs storage area. Radiator.

UTILITY AREA

6'6 (max) x 5'5 (max) (1.98m (max) x 1.65m (max))

Plumbing for washing machine. Gas fired central heating boiler. Door to outside.

GROUND FLOOR BATHROOM

P Shaped panelled bath with shower fitment over bath and shower screen. Vanity wash hand basin and Low level Wc. Radiator. Tiled Walls and Floor.

FIRST FLOOR :

LANDING

Access to loft, part board with light. New fitted carpet to landing and stairs.

BEDROOM

13'10 (max) x 11'3 (max) (4.22m (max) x 3.43m (max))

Fitted Wardrobes x 3. Matching bedside cabinets. Radiator. New carpet.

BEDROOM

16'6 (max) x 7'0 (max) (5.03m (max) x 2.13m (max))

BEDROOM

10'3 (max) x 6'9 (max) (3.12m (max) x 2.06m (max))

Radiator. New carpet.

OUTSIDE :

The property is garden fronted with a private enclosed area to the rear.

TENURE :

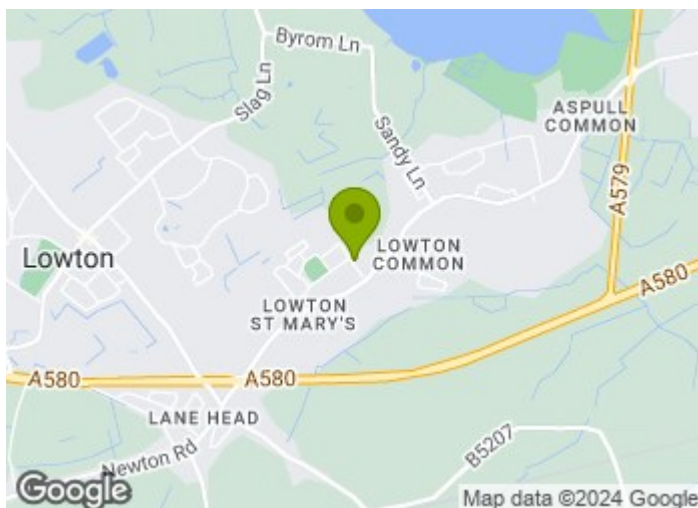
Leasehold. Residue of 999 year Lease.

COUNCIL AND TAX BAND

Wigan Council Tax Band A.

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.



Directions

Sat Nav Ref: WA3 2AJ





Floor Plan

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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