

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Fieldfare Close, Lowton

Situated in a very popular residential location is this modern semi detached property with two bedrooms within a short walk to local schools and excellent access to public transport routes and commuter routes via the A580 offering an ideal first home to include off road parking and private rear garden

**Asking Price £190,000**

## GROUND FLOOR :

### ENTRANCE PORCH

**LOUNGE 15'10 (max) x 11'9 (max) (4.83m (max) x 3.58m (max) )**



Attractive Fireplace and Surround. Wooden flooring. Wall mounted TV Pont. Radiator. Stairs to upper floor.

**DINING KITCHEN 11'8 (max) x 7'9 (max) (3.56m (max) x 2.36m (max) )**



Fitted with base units and wall cupboards. Integrated oven. Hob and extractor hood. Inset sink with mixer tap. Plumbing for washing machine. Radiator. Door to outside.

## FIRST FLOOR :

### LANDING

**BEDROOM 10'0 (max) x 8'10 (max) (3.05m (max) x 2.69m (max) )**



Fitted Wardrobes with mirror sliding doors. Radiator.

**BEDROOM 11'9 (max) x 6'7 (max) (3.58m (max) x 2.01m (max) )**



Radiator.

## BATHROOM



Panelled bath. Vanity unit wash hand basin. Low level Wc. Radiator. Mostly tiled walls.

## OUTSIDE :

### PARKING

The property has the benefit a private driveway.

### GARDENS

Gardens are to the front and rear laid to lawn. Private rear garden with cobbled patio area

### TENURE :

Leasehold. Residue of 999 year Lease.

### COUNCIL AND TAX BAND

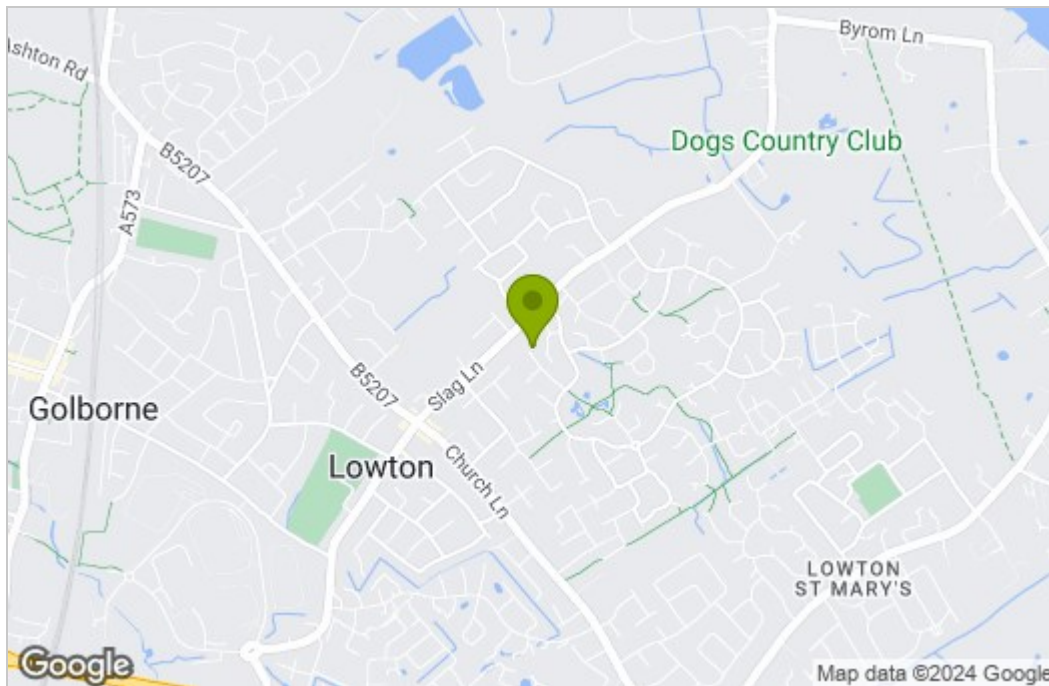
Wigan Council Tax Band B.

### SERVICES (NOT TESTED)

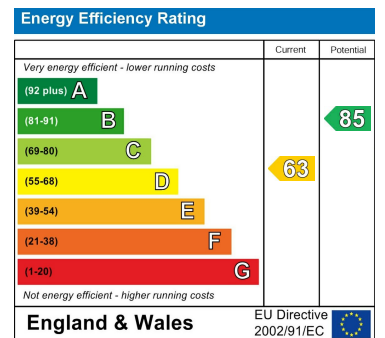
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

# Floor Plan

## 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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