

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



St. Nicholas Road, Lowton

Situated in a popular residential location with excellent access to local schools and social and commuter routes via the A580 East Lancashire Road is this individually constructed detached family home with three bedrooms master bedroom with en-suite to include off road parking, integral garage. and patio garden to the rear

Asking Price £235,000

GROUND FLOOR :

ENTRANCE PORCH

LOUNGE 13'3 (max) x 10'8 (max) (4.04m (max) x 3.25m (max))

Attractive Fireplace. Wooden flooring. Radiator.

DINING KITCHEN 14'2 (max) x 9'5 (max) (4.32m (max) x 2.87m (max))

Fully fitted with wall and base cupboards. Inset double sink with mixer tap. Gas cooker point. Extractor hood. Integrated fridge freezer. Plumbing for washing machine. Door to rear.

CLOAKROOM/WC

Wash hand basin. Low level WC.

FIRST FLOOR :

LANDING

BEDROOM 11'9 (max) x 8'3 (max) (3.58m (max) x 2.51m (max))

Radiator.

EN SUITE

Panelled bath with shower fitment Low level Wc. Vanity wash hand basin. Part tiled walls.

BEDROOM 14'0 (max) x 9'0 (max) (4.27m (max) x 2.74m (max))

Radiator.

BEDROOM 9'6 (max) x 8'7 (max) (2.90m (max) x 2.62m (max))

Radiator.

BATHROOM

Panelled bath with shower fitment over bath. Low level WC. Vanity unit hand basin. Part tiled walls. Radiator.

STUDY/DRESSING ROOM 7'5 (max) x 5'1 (max) (2.26m (max) x 1.55m (max))

Radiator.

OUTSIDE :

PARKING

The property is approached over an entrance driveway which provides off road parking leading an integral garage.

GARAGE 17'7 (max) x 8'2 (max) (5.36m (max) x 2.49m (max))

Up and over door. Rear personal door.

GARDENS

Private garden to the rear with patio area and artificial lawn.

TENURE :

Freehold.

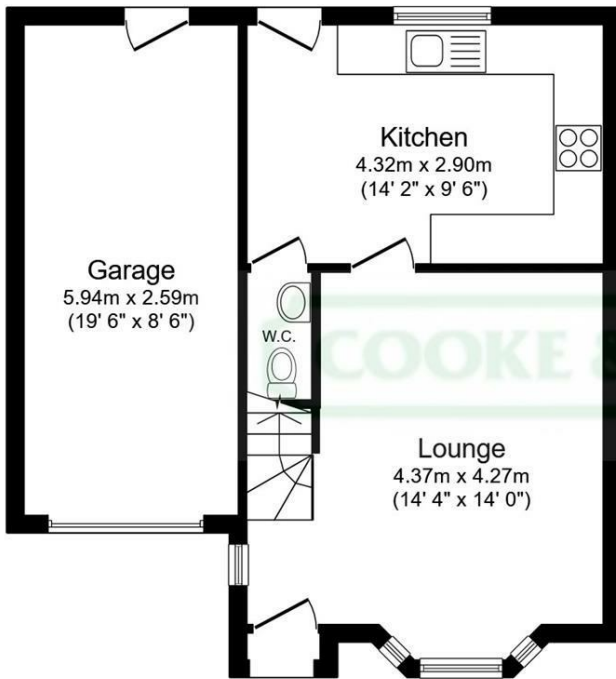
COUNCIL AND TAX BAND

Wigan Council Tax Band C.

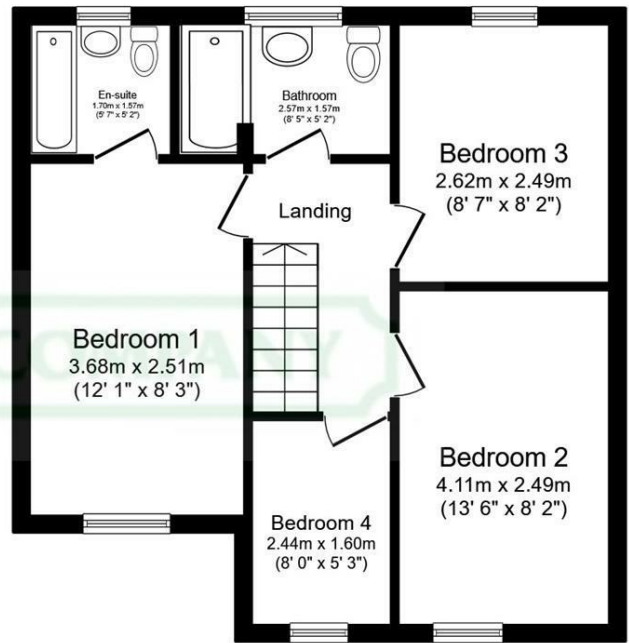
SERVICES (NOT TESTED)

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



Ground Floor

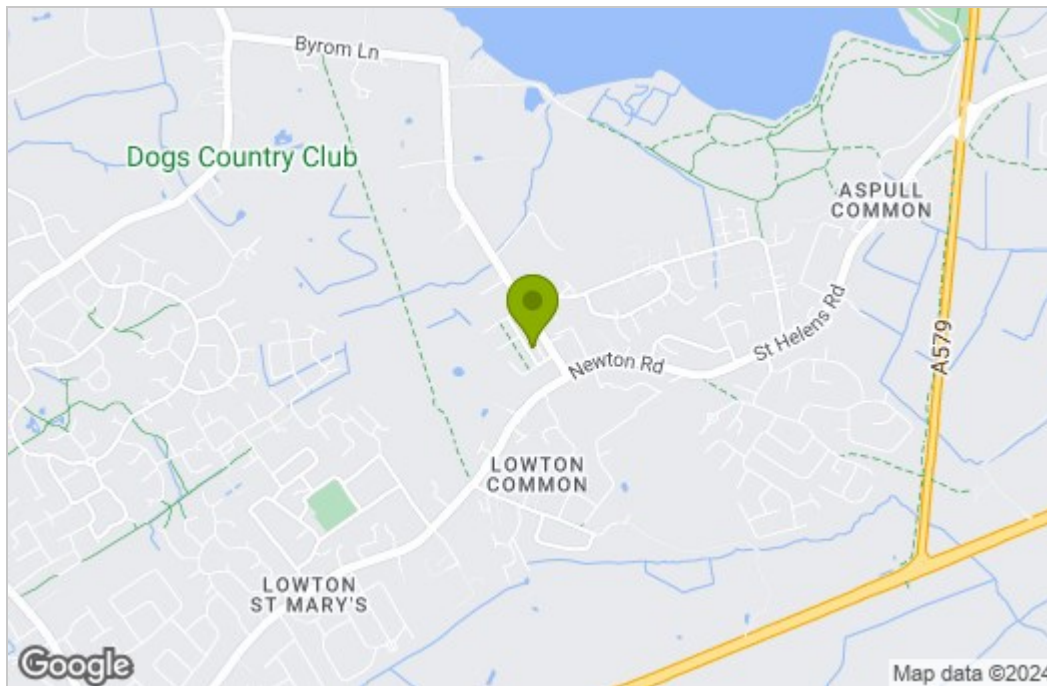


First Floor

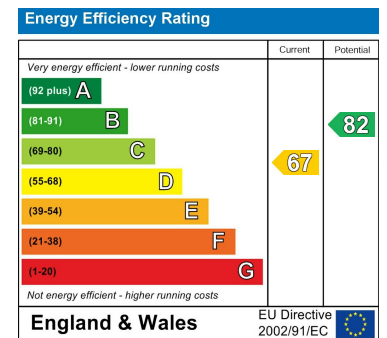
Total floor area 95.8 sq.m. (1,031 sq.ft.) approx

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



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.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
 Tel: 01942 603000 Email: info@cookeandcompany.co.uk