

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Stradbroke Close, Lowton

Situated in a popular location in a cul de sac position is this modern detached family home with three bedrooms to include off road parking, gardens and available with no onward chain

**Asking Price £225,000**

## **GROUND FLOOR :**

### **ENTRANCE HALL**

### **CLOAKROOM/WC**

Wash hand basin. Low level WC. Half tiled walls.

### **LOUNGE 15'9 (max) x 11'3 (max) (4.80m (max) x 3.43m (max) )**

Bay Window. Attractive Fireplace and Surround. Radiator.

### **DINING KITCHEN 14'3 (max) x 10'2 (max) (4.34m (max) x 3.10m (max) )**

Fully fitted kitchen with wall and base cupboards. Sink unit with mixer tap. Oven, Hob and Extractor Hood. Dining area with Double doors to rear garden. Under stairs store cupboard. Radiator.

## **FIRST FLOOR :**

### **LANDING**

### **BEDROOM 12'1 (max) x 7'8 (max) (3.68m (max) x 2.34m (max) )**

Radiator.

### **BEDROOM 10'3 (max) x 9'3 (max) (3.12m (max) x 2.82m (max) )**

Radiator.

### **BEDROOM 9'0 (max) x 6'1 (max) (2.74m (max) x 1.85m (max) )**

Radiator.

### **BATHROOM**

Panelled bath with electric shower fitment over bath. Pedestal Wash Hand Basin. Low level WC. Radiator. Part tiled walls.

## **OUTSIDE :**

### **PARKING**

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

### **GARDENS**

To the front and rear. Front garden mainly laid to lawn with driveway. Private rear garden which is not overlooked from the rear.

## **TENURE :**

Leasehold. Residue of 999 year Lease. Ground Rent £50.00 per annum.

## **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.



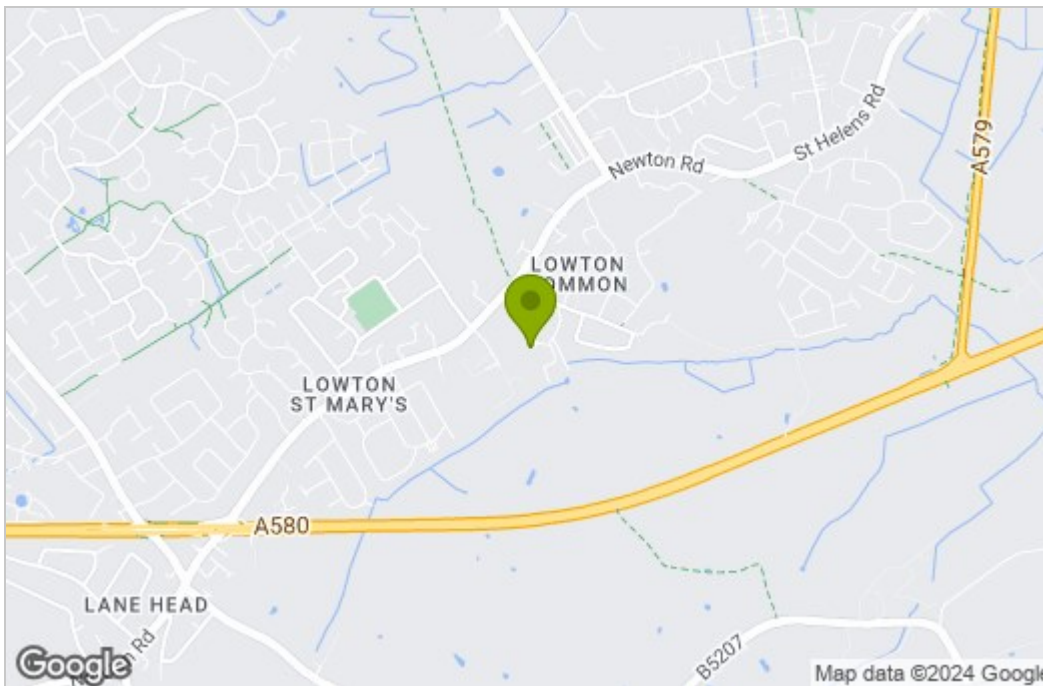
## Floor Plan



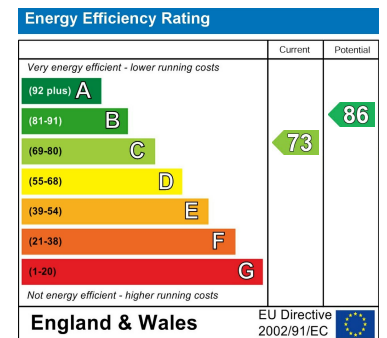
TOTAL: 69.6 m<sup>2</sup> (749 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## 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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