

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Alfred Road, Lowton

Situated in a popular residential location is this modern semi detached property with three bedrooms, excellent access to local schools and commuter routes via the A580 East Lancashire Road offering an ideal family home to include off road parking, private rear garden and available with no onward chain

Asking Price £199,950

GROUND FLOOR :

ENTRANCE PORCH

LOUNGE 17'7 (max) x 13'7 (max) (5.36m (max) x 4.14m (max))



Adams style fire surround with inset fire. Wooden flooring. Radiator. Stairs to upper floor.

DINING KITCHEN 14'1 (max) x 11'3 (max) (4.29m (max) x 3.43m (max))



Fitted with base units and wall cupboards. Integrated oven. Hob and extractor hood. Inset sink with mixer tap. High gloss tiled floor. Double doors to Conservatory.

CONSERVATORY 9'4 (max) x 8'1 (max) (2.84m (max) x 2.46m (max))



Fitted Blinds. Double doors to rear.

FIRST FLOOR :

BEDROOM 14'1 (max) x 9'5 (max) (4.29m (max) x 2.87m (max))



Radiator.

BEDROOM 11'4 (max) x 6'9 (max) (3.45m (max) x 2.06m (max))

Radiator.

BEDROOM 11'2 (max) x 6'5 (max) (3.40m (max) x 1.96m (max))

Radiator.

BATHROOM



Panelled bath. Pedestal wash hand basin. Low level Wc. Heated Towel Radiator. Separate shower cubicle. Tiled walls and floor.

OUTSIDE :

PARKING The property benefits off road parking to the front.

GARDENS Private low maintenance garden to the rear with shed.

TENURE :

Freehold

COUNCIL AND TAX BAND

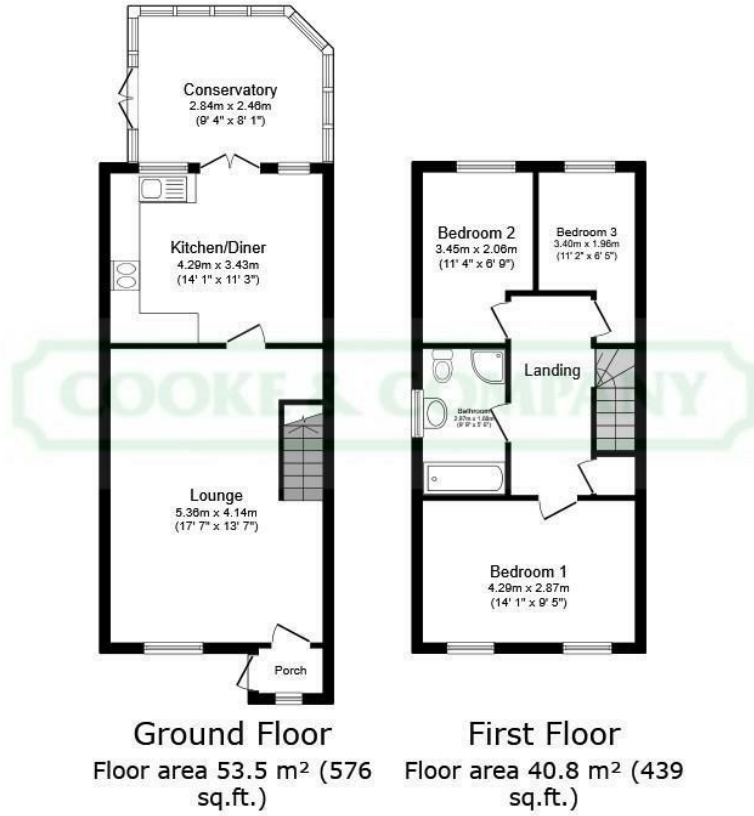
Wigan Council Tax Band B.

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.

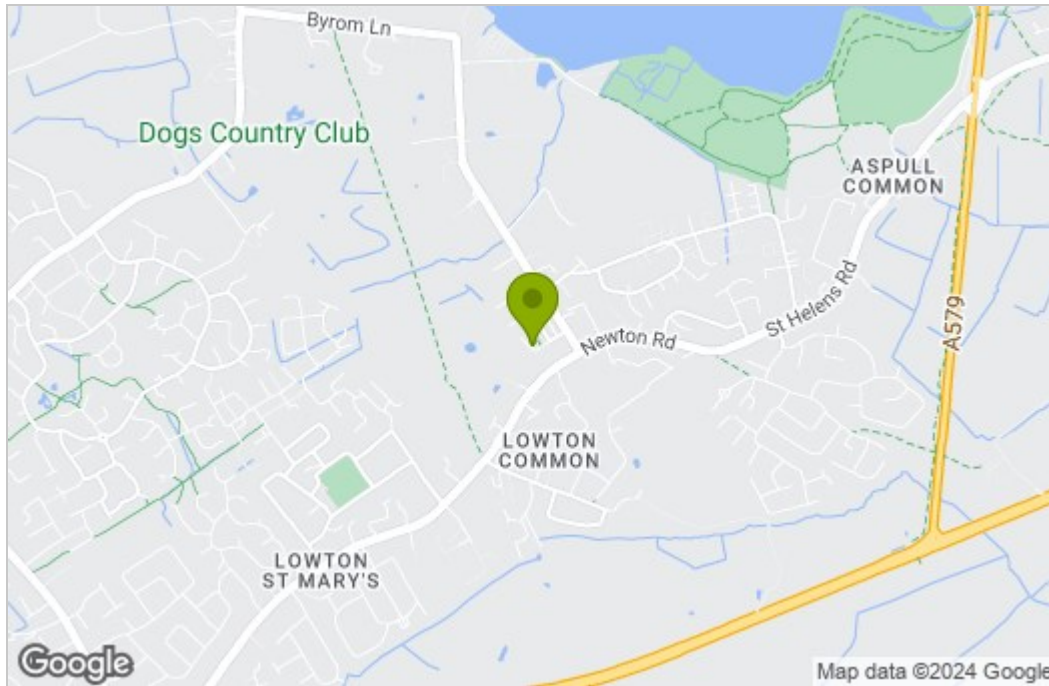
Floor Plan



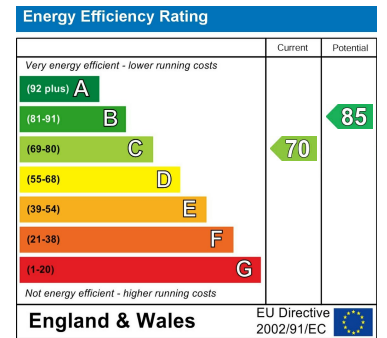
TOTAL: 94.3 m² (1,015 sq.ft.)

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.

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