

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Heathmoor Avenue, Warrington

A very well proportioned and attractive throughout two bedroom detached bungalow including loft room offering well presented and spacious living throughout with off road parking leading to the garage and gardens to the front and rear situated in a very popular and sought after location

**Asking Price £359,950**

# 26 Heathmoor Avenue

Lowton, Warrington, WA3 1HP



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE PORCH**

**ENTRANCE HALL**

Radiator.

**LOUNGE / DINING AREA**

15'9 (max) x 21'0 (max) ( 4.57m'2.74m (max) x 6.40m'0.00m (max) )

Bay window. TV point. Wooden flooring.

Radiator.

**KITCHEN**

12'7 (max) x 9'6 (max) ( 3.66m'2.13m (max) x 2.74m'1.83m (max) )

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine and dishwasher. Part tiled walls. Gas cooker point. Door to outside.

**BEDROOM**

16'6 (max) x 10'8 (max) ( 4.88m'1.83m (max) x 3.05m'2.44m (max) )

Radiator.

**BEDROOM**

11'3 (max) x 11'0 (max) ( 3.35m'0.91m (max) x 3.35m'0.00m (max) )

Radiator.

**BATHROOM**

Modern suite. Panelled bath with shower fitment over bath. Vanity wash basin with storage. Low level WC. Heated towel rail. Fully tiled walls and flooring. Inset lighting.

**LOFT ROOM**

21'9 (max) x 10'4 (max) ( 6.40m'2.74m (max) x 3.05m'1.22m (max) )

Velux window.

**CLOAKROOM/WC**

. Wash hand basin. Low level Wc.

**GARAGE**

The property is approached over an entrance driveway which provides off road parking to the front, either side of the property. The driveway leads down the side of the property to the detached garage.

**GARDENS**

The gardens are to the front and rear, to the rear mainly paved with stone chipped boards and feature wooden decking patio area. The rear also benefits detached summer house with power and lighting.

**TENURE**

Leasehold.

**VIEWING**

By appointment with the agents as overleaf.

**COUNCIL TAX BAND**

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**PLEASE NOTE**

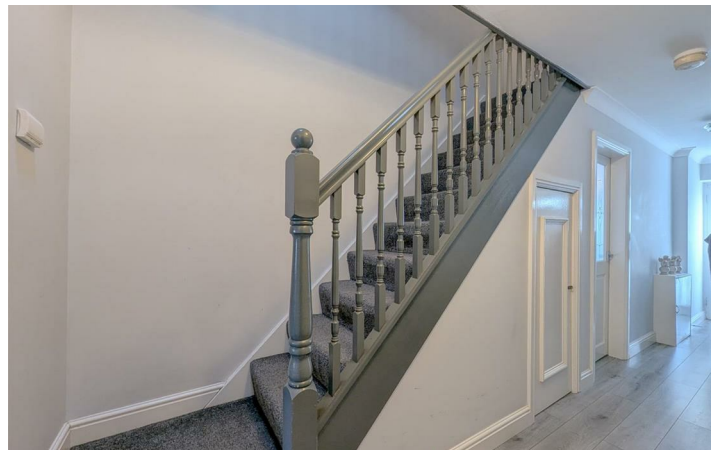
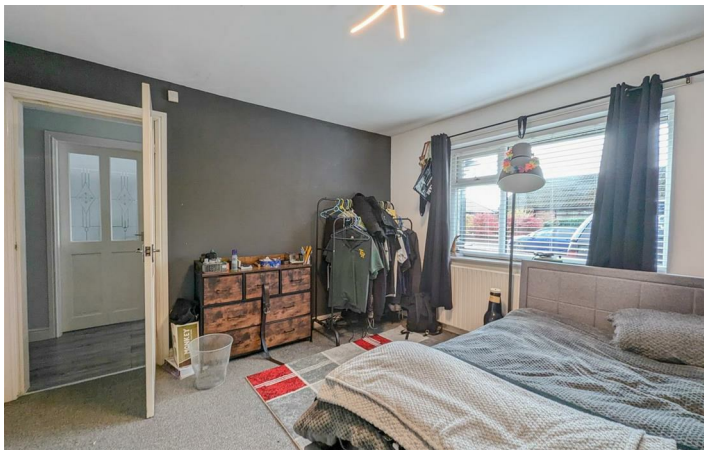
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



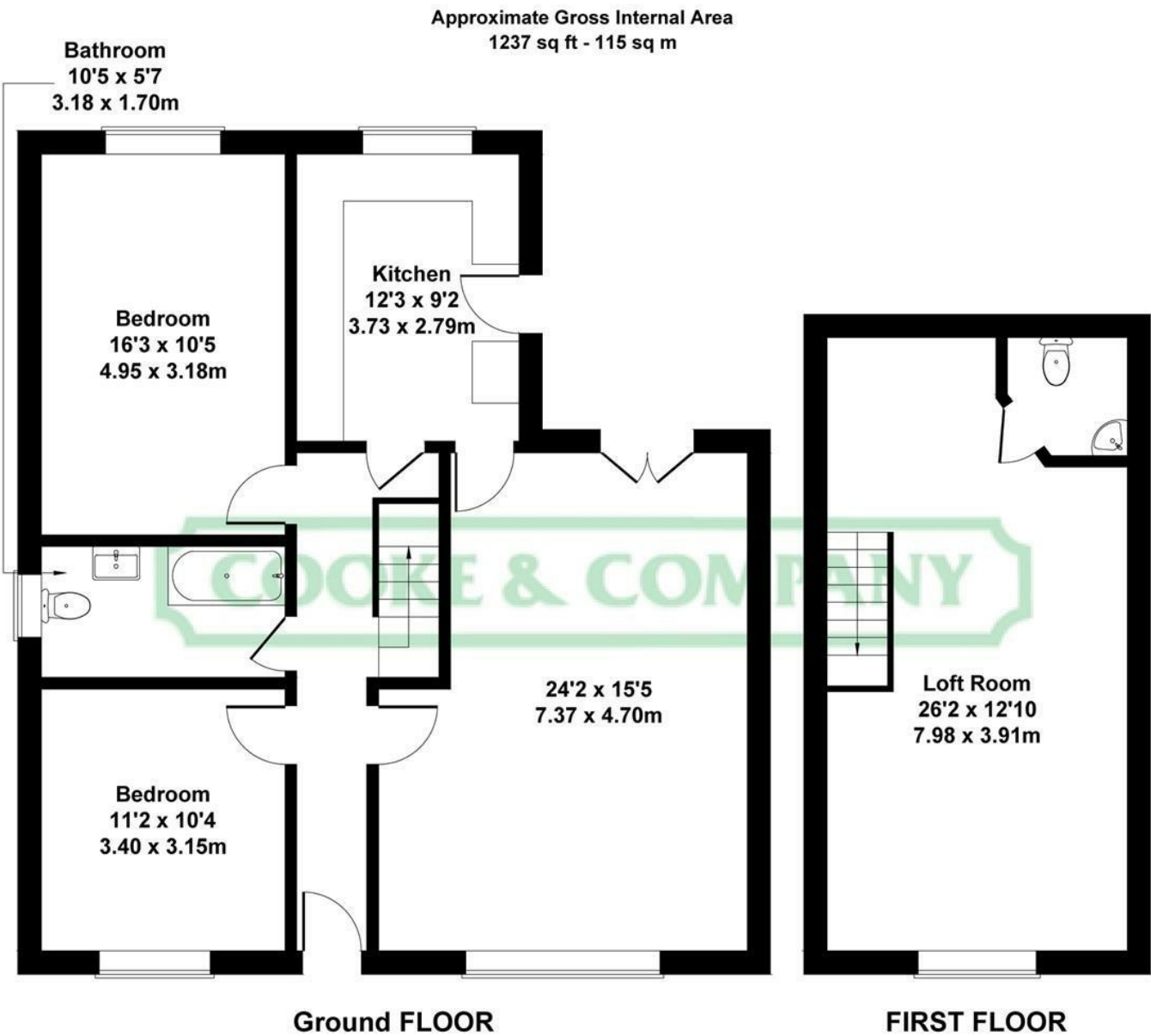
**Directions**

Sat Nat Ref: WA3 1HP





Floor Plan



Not to Scale. Produced by The Plan Portal 2024  
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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 firms 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

