

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Newton Road, Lowton

Ample off road parking to the rear.
Situating close to Pennington Flash
in a popular and sought after location
is this spacious two bedroom garden fronted
cottage style mid terrace property offers excellent
first time accommodation. Great transport links with
good access to local schools

Asking Price £160,000

21 Newton Road

Lowton, WA3 1EL



- POPULAR AND SOUGHT AFTER LOCATION
- IDEAL HOME FOR A FIRST TIME BUYER

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

14'1 (max) x 12'1 (max) (4.27m'0.30m (max) x 3.66m'0.30m (max))
Feature fireplace with gas fire.. TV point.
Radiator.

KITCHEN/DINING ROOM

14'1 (max) x 10'4 (max) (4.27m'0.30m (max) x 3.05m'1.22m (max))
Fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine and dishwasher. Oven. Hob. Extractor. Spacious pantry. Radiator. Door to outside.

FIRST FLOOR:

LANDING

BEDROOM

14'1 (max) x 12'0 (max) (4.27m'0.30m (max) x 3.66m'0.00m (max))
Radiator. TV point. Built in wardrobes.

BEDROOM

13'1 (max) x 8'4 (max) (3.96m'0.30m (max) x 2.44m'1.22m (max))
Radiator. Built in wardrobe.

SHOWER ROOM

Shower cubicle. Pedestal wash hand basin. Low level WC. Part tiled walls.

OUTSIDE

The property is garden fronted. To the rear is a large enclosed courtyard style area with a raised decking and seating area. Also to the rear are double gates providing off-road parking. There are two outside taps, one to the back of the house and the second outside the shed.

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

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.

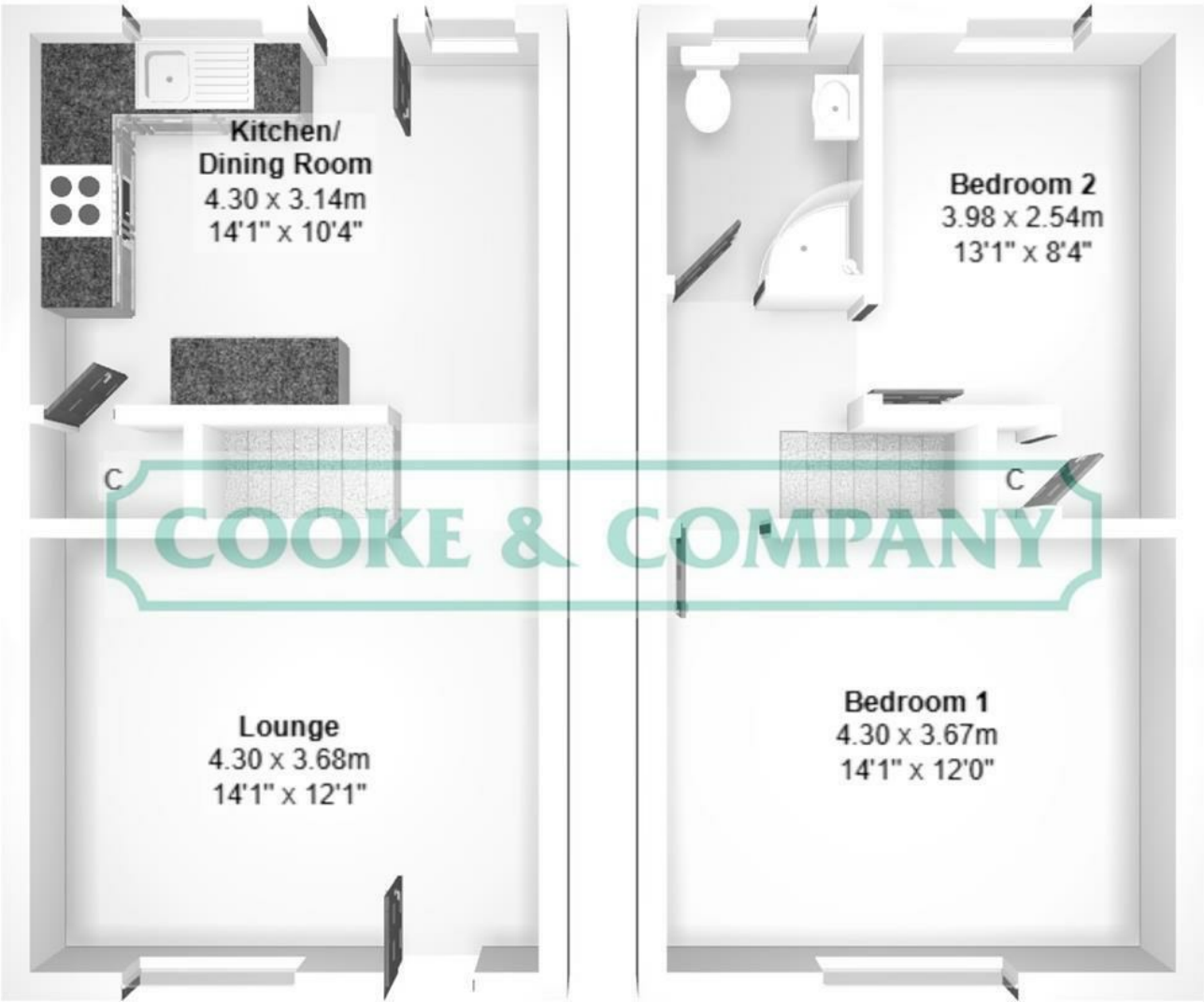


Directions
WA3 1EL



Floor Plan

21 Newton Road, Lowton, WA3 1EL



Ground Floor

First Floor

Total Area: 68.3 m² ... 736 ft²

All measurements are approximate and for display purposes only

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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC