

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Clayhill Grove, Lowton

Situated in a very popular location is this three bedroom detached home with gardens to the front and rear including off road parking to the front leading to an integral garage offering ideal family accommodation

Viewing highly recommended

Asking Price £309,950

3 Clayhill Grove

Lowton, WA3 1FZ



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE HALL

LOUNGE

14'8 (max) x 11'5 (max) (4.47m (max) x 3.48m (max))
TV point. Radiator.

KITCHEN/DINING AREA

29'1 (max) x 21'11 (max) (8.86m (max) x 6.68m (max))
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Integrated double oven. Feature island with gas hob and extractor fan. Plumbing for washing machine. Radiator.

DOWNSTAIRS WC

Low level WC. Wash basin. Radiator

FIRST FLOOR

LANDING

BEDROOM

16'2 (max) x 7'7 (max) (4.93m (max) x 2.31m (max))
Radiator

ENSUITE

Walk in shower. WC. Wash basin.

BEDROOM

13'11 (max) x 9'10 (max) (4.24m (max) x 3.00m (max))
Radiator.

BEDROOM

8'1 (max) x 7'8 (max) (2.46m (max) x 2.34m (max))
Radiator

FAMILY BATHROOM

Large walk in shower. Roll top bath. Wash basin. Low level WC.

OUTSIDE

GARAGE

13'10 (max) x 7'9 (max) (4.22m (max) x 2.36m (max))
The property offers an integral garage with a paved driveway offering ample off road parking.

GARDENS

The property offers a mature and well stocked garden to the front. To the rear is a good sized garden mainly laid to lawn with a small paved area with raised flowerbeds and shrubs

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band D

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.

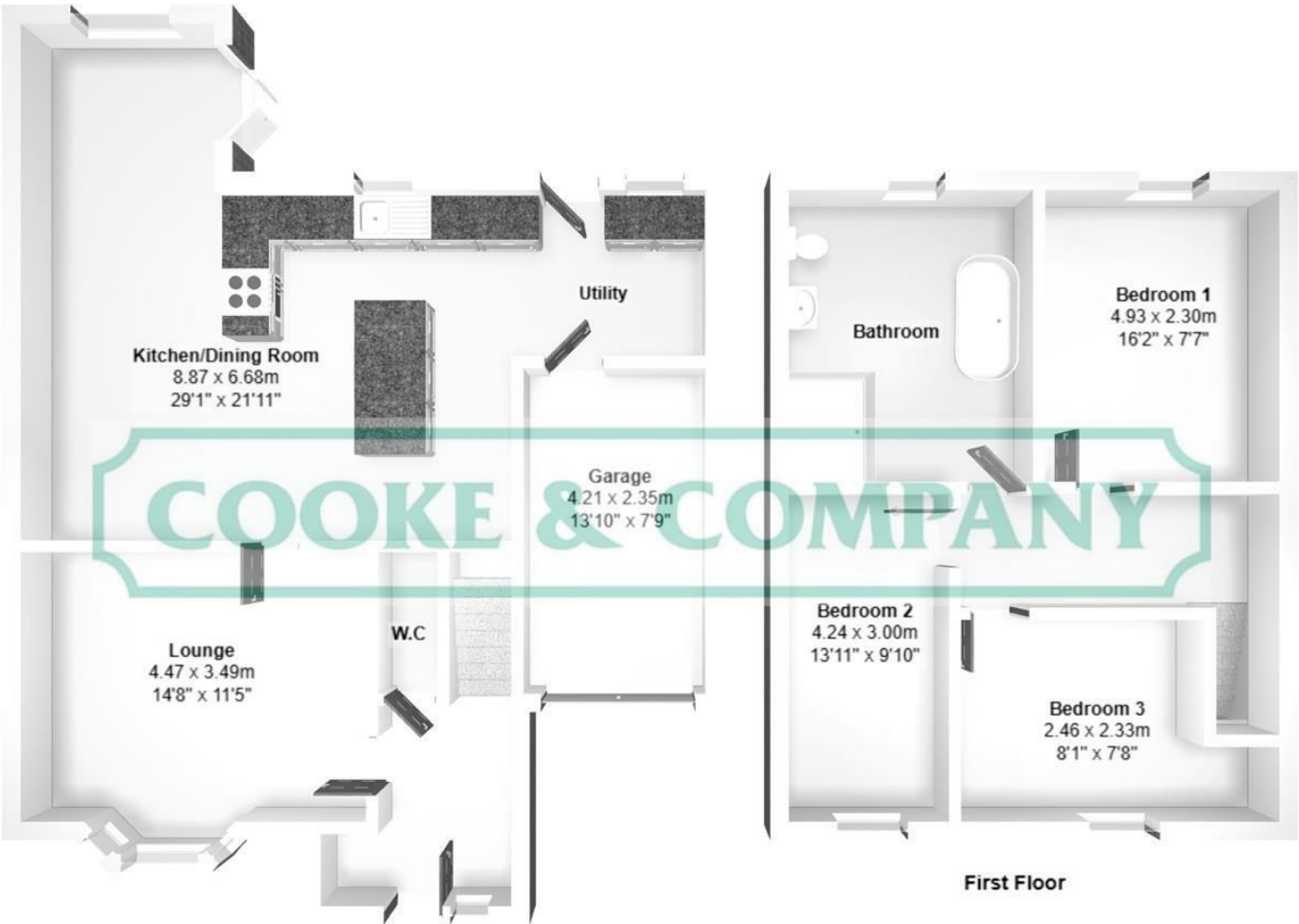


Directions
WA3 1FZ



Floor Plan

3 Clayhill Grove, Lowton



Ground Floor
Area: 77.0 m² ... 829 ft²

Total Area: 129.0 m² ... 1388 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.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		