

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Planewood Gardens, Lowton

Situated in a highly regarded residential area with good access to local schools and the A580 East Lancashire Road for commuter routes is this modern three storey family home offering well presented accommodation with four bedrooms, master with en-suite to include off road parking and available with no onward chain

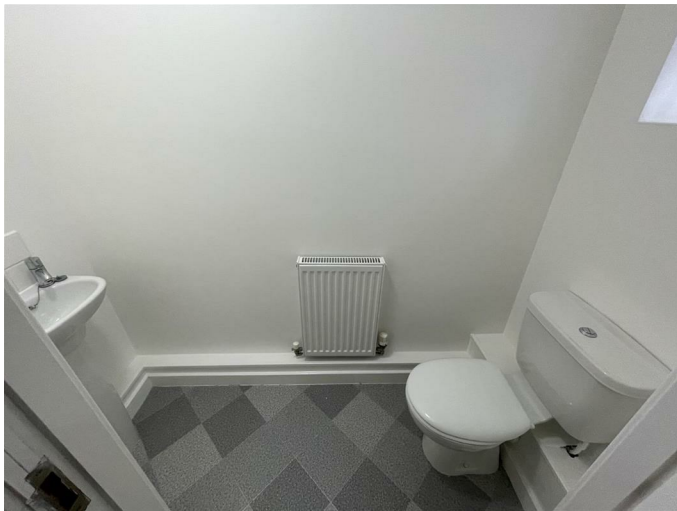
**Asking Price £199,950**

## GROUND FLOOR :

### ENTRANCE HALL

Radiator.

### CLOAKROOM/WC



Wash hand basin. Low level WC. Radiator.

**KITCHEN 11'1 (max) x 6'5 (max) (3.38m (max) x 1.96m (max) )**



Fully fitted with wall and base cupboards. Inset sink with mixer tap. Oven hob and extractor fan. Plumbing for washing machine. Radiator.

**LOUNGE 15'9 (max) x 13'3 (max) (4.80m (max) x 4.04m (max) )**



Wooden flooring. Radiator. Double doors to rear garden.

## FIRST FLOOR :

### LANDING

**BEDROOM 13'3 (max) x 9'9 (max) (4.04m (max) x 2.97m (max) )**



Radiator.



**BEDROOM 10'4 (max) x 6'5 (max) (3.15m (max) x 1.96m (max) )**



Radiator.

**BEDROOM 6'8 (max) x 6'4 (max) (2.03m (max) x 1.93m (max) )**



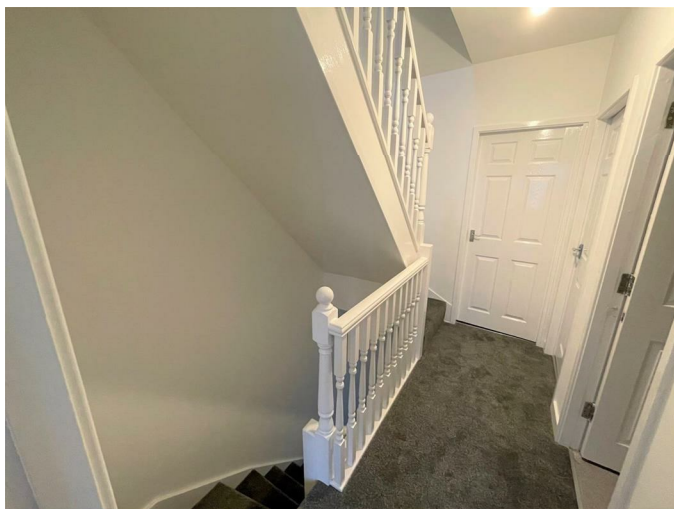
Radiator.

### **BATHROOM**

Panelled bath. Pedestal wash hand basin. Low level WC. Radiator. Part tiled walls.

### **SECOND FLOOR :**

### **LANDING**



Built in store cupboard.

**MASTER BEDROOM 11'2 (max) x 9'6 (max) (3.40m (max) x 2.90m (max) )**



Radiator. Fitted Wardrobes.

### **EN-SUITE**



Shower cubicle. Pedestal wash hand basin. Low level WC. Radiator.

### **OUTSIDE :**

**PARKING**

Off road parking to the front.

**GARDENS**

To the rear. Low maintenance private rear garden with patio area.

**TENURE :**

Freehold.

**COUNCIL AND TAX BAND**

Wigan Council Tax Band C.

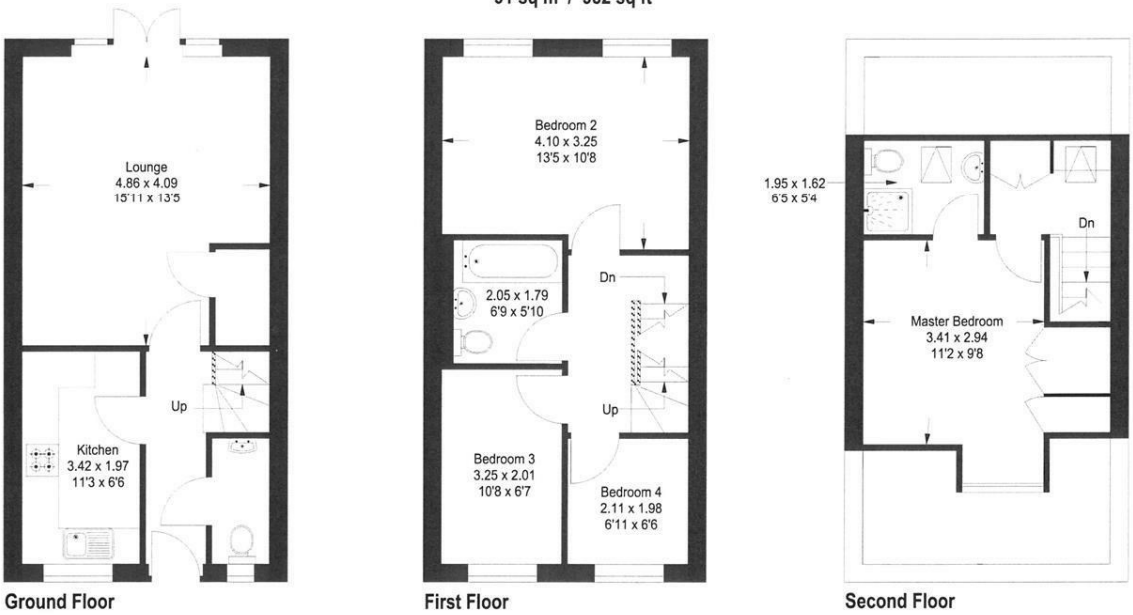
**SERVICES (NOT TESTED)**

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

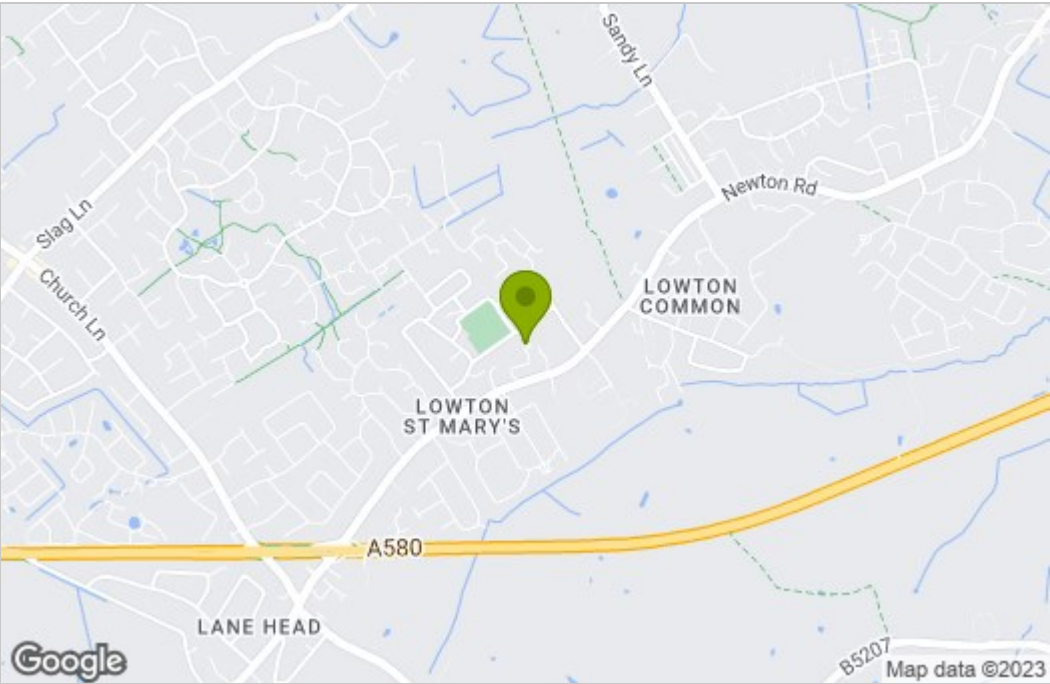
23, Planewood Gardens, Lowton.

Gross internal area ( approx ) :-  
91 sq m / 982 sq ft

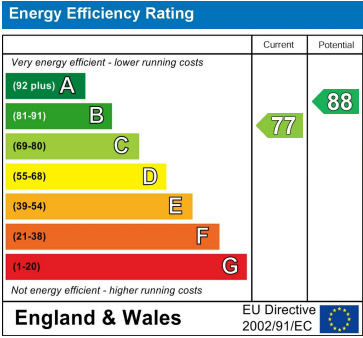


This plan is for layout guidance only. Not drawn to scale unless otherwise stated.  
Whilst every care is taken in the preparation of this plan, please check all  
dimensions and shapes before making any decisions reliant upon them.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.