



## Chandler Way, Lowton

Situated in a very popular and sought after modern development is this attractive two bedroom semi detached family home offering excellent first time accommodation over two floors to include off road parking to the front and side along with low maintenance gardens to the front and rear

**Offers Over £190,000**

# 25 Chandler Way

Lowton, WA3 2LR



In further the accommodation comprises:-

#### GROUND FLOOR:

#### ENTRANCE PORCH

#### LOUNGE

13'8 (max) x 13'9 (max) ( 3.96m'2.44m (max) x 3.96m'2.74m (max) )

Attractive fireplace with surround. TV point. Radiator. Open stairs to first floor.

#### DINING KITCHEN

13'7 (max) x 8'9 (max) (3.96m'2.13m (max) x 2.44m'2.74m (max) )

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in electric cooker, hob and extractor fan. Part tiled walls. French doors to rear gardens/patio.

#### FIRST FLOOR:

#### LANDING

#### BEDROOM FRONT

10'3 (max) x 11'5 (max) (3.05m'0.91m (max) x 3.35m'1.52m (max) )  
Tv point. Built in store room. Radiator.

#### BEDROOM REAR

14'5 (max) x 7'9 (max) (4.27m'1.52m (max) x 2.13m'2.74m (max) )  
Radiator.

#### BATHROOM

6'7 (max) x 5'5 (max) (1.83m'2.13m (max) x 1.52m'1.52m (max) )  
Panelled bath with shower fitment over bath. Vanity wash hand basin. Low level WC. Fully tiled walls.

#### OUTSIDE:

#### PARKING

The property is approached over an entrance driveway which provides off road parking to the front/side.

#### GARDENS

The gardens are to the front and rear, very attractive and low maintenance designed, mainly laid with feature artificial grass, well stocked flowerbeds, borders and paved patio area.

#### 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 Nav Ref: WA3 2LR



## Floor Plan

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](mailto:info@cookeandcompany.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(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	