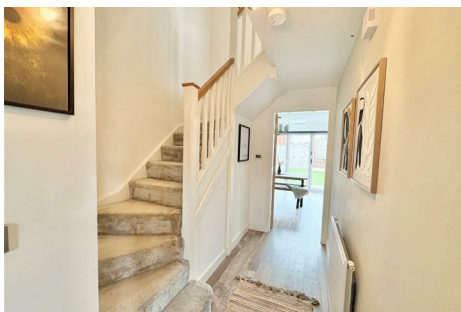


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Hazelfield Gardens, Lowton

Located on a small development and in a cul de sac location with excellent access to commuter routes is this semi-detached family home with three bedrooms offering very attractive accommodation over two floors

Asking Price £289,950

10 Hazelfield Gardens

Lowton, WA3 2UL



• CUL DE SAC LOCATION

• VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator

LOUNGE

14'4 (max) x 9'9 (max) (4.27m'1.22m (max) x 2.74m'2.74m (max))

Bay Windows. TV Point. Radiator. Wooden floor

KITCHEN/DINING ROOM

17'4 (max) x 11'5 (max) (5.18m'1.22m (max) x 3.35m'1.52m (max))

Fully fitted with modern wall and base cupboards. Work surfaces with inset sink and mixer tap. Hob. Extractor hood. Built in oven. Plumbing for washing machine. Bi fold doors to rear garden.

CLOAKROOM/WC

Wash hand basin. Low level WC. Radiator.

FIRST FLOOR:

LANDING:

BEDROOM

10'5 (max) x 8'7 (max) (3.05m'1.52m (max) x 2.44m'2.13m (max))

Radiator. TV point

BEDROOM

10'3 (max) x 8'4 (max) (3.05m'0.91m (max) x 2.44m'1.22m (max))

Radiator.

BEDROOM

8'7 (max) x 6'4 (max) (2.44m'2.13m (max) x 1.83m'1.22m (max))

Radiator.

BATHROOM

8'6 (max) x 5'7 (max) (2.44m'1.83m (max) x 1.52m'2.13m (max))

Panelled bath with overhead shower fitment. Low level WC. Heated. Wash hand basin. Heated towel rail. Part tiled walls.

OUTSIDE:

PARKING

Block paving to the front provides off road parking.

GARDENS

To the rear there is a generous private garden mainly laid with artificial grass with a paved patio area perfect for outdoor entertaining. The garden is approached via bi fold doors from the dining area.

TENURE

Freehold

COUNCIL TAX

Wigan Council Tax Band C.

VIEWING

By appointment with the agents as overleaf.

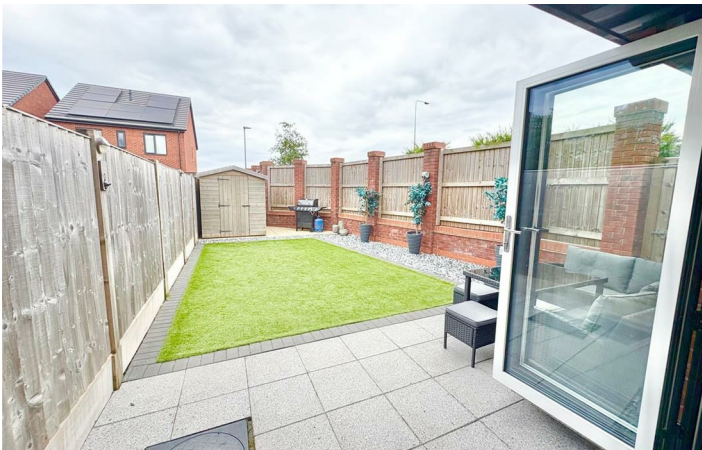
PLEASE NOTE

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.



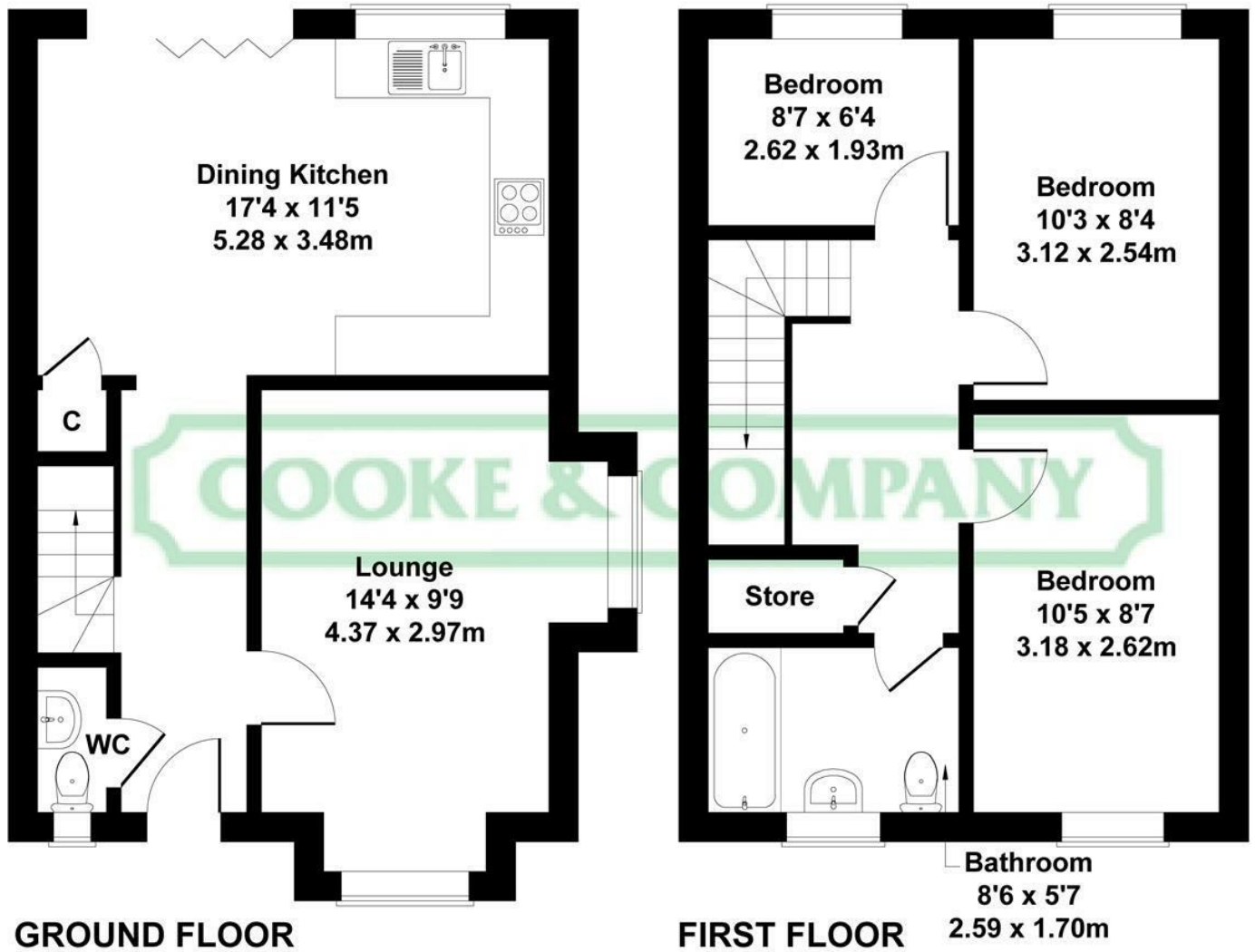
Directions

WA3 2UL



Floor Plan

Approximate Gross Internal Area
932 sq ft - 87 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative 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 firm's 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		95
(81-91)	B	83	
(69-80)	C		
(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	