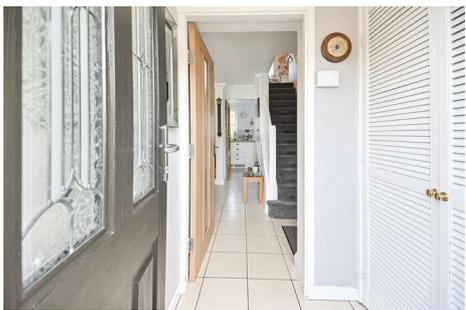


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Lime Grove, Lowton

Situated in a popular and highly regarded residential location with good access to the East Lancashire Road and connection to all major Motorway Networks is this very attractive semi-detached family home with three bedrooms, with a large private rear garden to include ample off road parking to the front and a garage.

Viewing highly recommended

**Asking Price £369,950**

# 20 Lime Grove

Lowton, WA3 1HN



In further the accommodation comprises:-

## GROUND FLOOR

### LOUNGE

17'10 (max) x 10'4 (max). (5.18m'3.05m (max) x 3.05m'1.22m (max). )

Wood burner. Radiator. TV point. French doors to rear.

### KITCHEN

14'4 (max) x 7'8 (max). (4.27m'1.22m (max) x 2.13m'2.44m (max). )

Fully fitted with wall and base units. Work surfaces.

Sink unit with mixer taps. Freestanding oven.

Extractor fan. Integrated fridge freezer and dishwasher. Pantry. Plinth heater (working off the gas central heating).

### DINING ROOM

15'6 (max) x 14'4 (max) (4.57m'1.83m (max) x 4.27m'1.22m (max))

Radiator. Under stair storage cupboard.

### GARAGE

Large garage with plumbing for washing machine. Tumble dryer.

## FIRST FLOOR

### LANDING

Radiator.

### BEDROOM

12'1 (max) x 12'0 (max) (3.66m'0.30m (max) x 3.66m'0.00m (max))

Two windows. Two radiators. Storage cupboard.

### BEDROOM

10'8 (max) x 9'7 (max) (3.05m'2.44m (max) x 2.74m'2.13m (max) )

Radiator. Storage cupboard.

### BEDROOM

8'0 (max) x 7'7 (max) (2.44m'0.00m (max) x 2.13m'2.13m (max) )

Radiator.

### FAMILY BATHROOM

Low level WC. Walk in shower. Vanity built in wash basin. Radiator. Fully tiled. Storage cupboard.

### OUTSIDE

### PARKING

The property offers a large block paved driveway leading to a garage.

### GARDENS

The front garden is mainly laid to lawn with established plants and hedges. The rear large garden features a raised patio area, mainly laid to lawn garden with raised borders and flower beds.

### TENURE

Freehold

### VIEWING

By appointment with the agents as overleaf.

### COUNCIL TAX

Council Tax Band C

### 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.



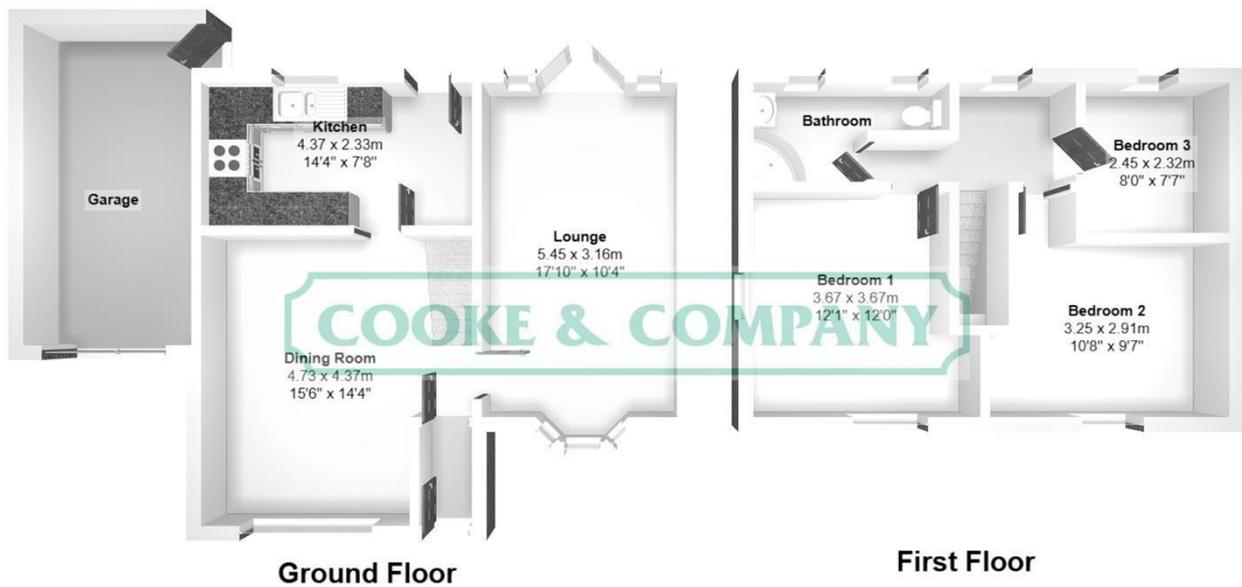
## Directions

WA3 1HN



# Floor Plan

## 20 Lime Avenue Lowton



Total Area: 106.8 m<sup>2</sup> ... 1150 ft<sup>2</sup>  
 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 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		100	100
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	