COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Burnfell, Lowton

Situated in a very popular residential location offering attractive retirement accommodation for age 55 plus is this spacious garden fronted two-bedroom true bungalow with attractive communal gardens

SERVICE CHARGE £266 PCM

Asking Price £170,000

8 Burnfell

Lowton, WA3 2QW

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In further the accommodation comprises:-

ENTRANCE HALL:

LOUNGE
17'4 (max) x 9'5 (max) (5.28m (max) x 2.87m (max))
Bay window. Feature fire and surround. TV point.

KITCHEN
8'1 (max) x 8'0 (max) (2.46m (max) x 2.44m (max))
Fitted with base units and wall cupboards. Oven. Hob. Extractor hood. Sink unit with mixer tap. Plumbing for washing machine.

SHOWER ROOM
7'8 (max) x 4'8 (max) (2.34m (max) x 1.42m (max))
Shower cubicle. Pedestal wash hand basin. Low level WC. Tiled walls.

BEDROOM
11'8 (max) x 9'4 (max) (3.35m'2.44m (max) x 2.74m'1.22m (max))
Fitted wardrobes.

BEDROOM
8'5 (max) x 8'0 (max) (2.57m (max) x 2.44m (max))
Door to communal gardens

OUTSIDE:

GARDENS
The property is garden fronted with attractive communal gardens

PARKING
Off road parking

TENURE
Leasehold

SERVICE CHARGE
£266 PCM

COUNCIL TAX
Council Tax Band A

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 2QW

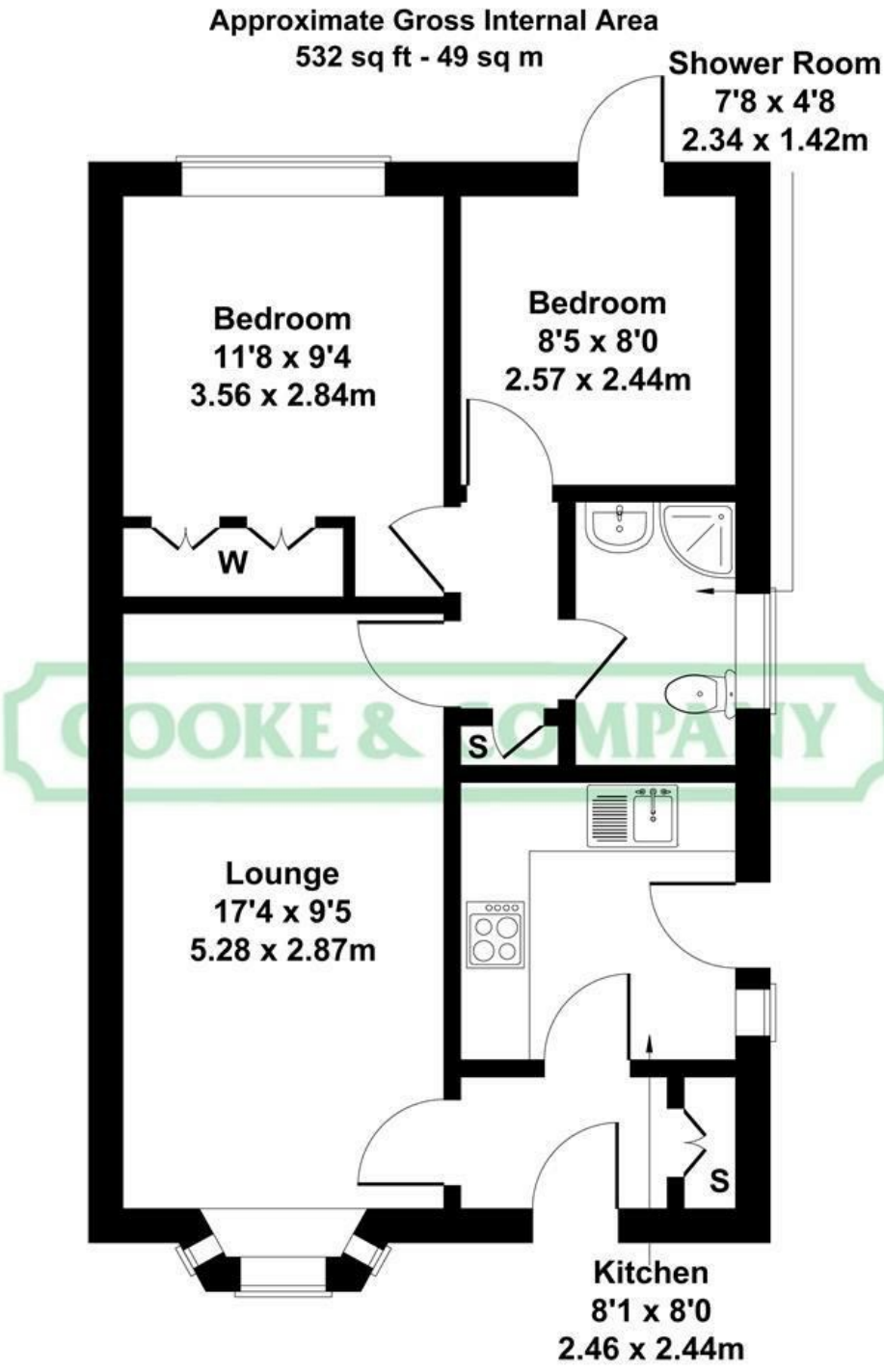








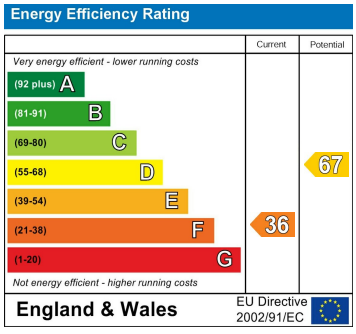
Floor Plan



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



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