



## Unsworth Avenue, Lowton

Situated in a very well established location is this spacious three bedroom semi-detached family home offering good sized accommodation to include ample off road parking to the front and gardens to the front and rear

**Offers Over £230,000**

# 17 Unsworth Avenue

## Lowton, WA3 2HP



In further the accommodation comprises:-

### GROUND FLOOR:

#### ENTRANCE HALL

#### LOUNGE

14'0 (max) x 12'10 (max) (4.27m'0.00m (max) x 3.66m'3.05m (max) )  
Attractive modern fireplace with surround.  
Radiator. TV point.

#### DINING ROOM/KITCHEN

15'10 (max) x 10'8 (max). (4.57m'3.05m (max) x 3.05m'2.44m (max).)  
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Built in double oven.  
Extractor fan. Gas hob. Plumbing for washing machine. Radiator. French doors to the rear of the property.

#### DOWNSTAIRS WC

Low level WC.

### FIRST FLOOR:

#### LANDING

#### BEDROOM

12'10 (max) x 9'6 (max). (3.66m'3.05m (max) x 2.74m'1.83m (max).)  
Fully fitted mirrored wardrobes. Radiator

#### BEDROOM

12'0 (max) x 10'8 (max) (3.66m'0.00m (max) x 3.05m'2.44m (max))  
Radiator. Built in cupboard

#### BEDROOM

9'9 (max) x 7'7 (max) ( 2.74m'2.74m (max) x 2.13m'2.13m (max))  
Radiator. Built in cupboard

#### BATHROOM

Panelled bath with overhead shower fitment.  
Vanity built in wash basin with storage. Low level WC.

#### OUTSIDE:

#### PARKING

The property is approached over an entrance driveway which provides off road parking to the front leading to a garage.

#### GARDENS

The garden to the front is mainly laid to lawn. To the rear there is a large paved area and a laid to lawn garden.

#### TENURE

Freehold

#### VIEWING

By appointment with the agents overleaf.

#### COUNCIL TAX

Council Tax Band A

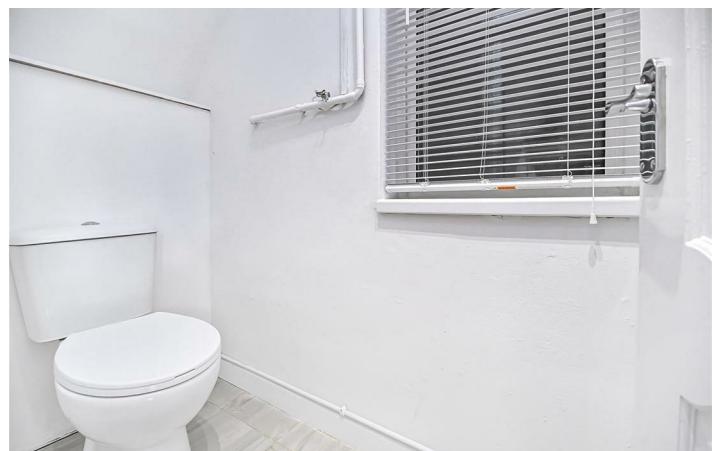
#### PLEASE NOTE

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.



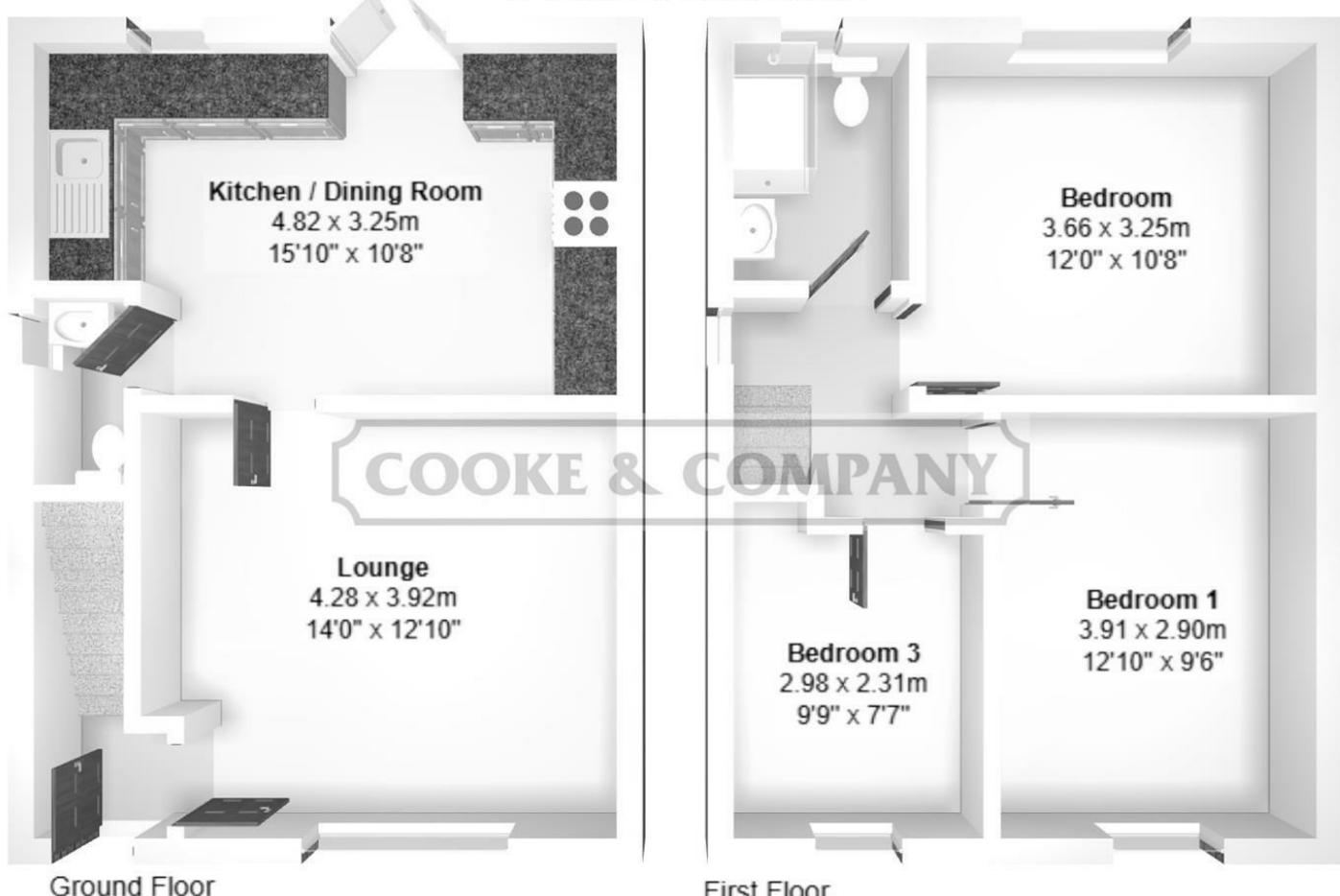
### Directions

WA3 2HP



## Floor Plan

17 Unsworth Road, Lowton



Total Area: 79.1 m<sup>2</sup> ... 852 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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