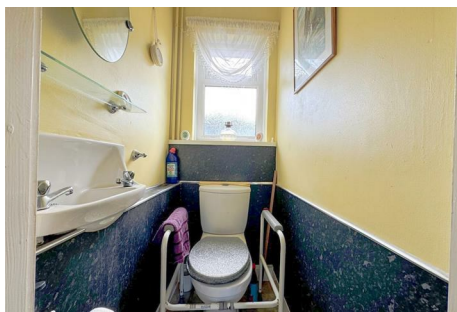
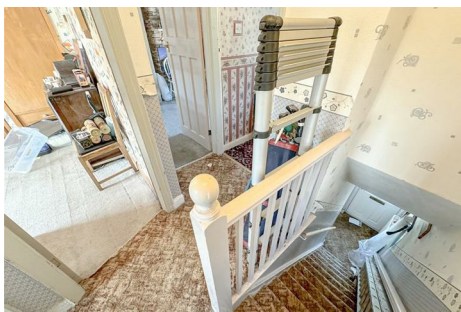


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



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 off road parking to the front and gardens to the front and rear

Asking Price £179,950

13 Unsworth Avenue

Lowton, WA3 2HP



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator.

LOUNGE

14'4 (max) x 12'9 (max) (4.27m'1.22m (max) x 3.66m'2.74m (max))

Attractive fireplace with surround. Radiator.

DINING KITCHEN

11'2 (max) x 14'1 (max) (3.35m'0.61m (max) x 4.27m'0.30m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls. Radiator.

REAR PORCH

SEPARATE WC

Low level WC.

FIRST FLOOR:

LANDING

BEDROOM

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

Radiator.

BEDROOM

9'6 (max) x 13'1 (max) (2.74m'1.83m (max) x 3.96m'0.30m (max))

Radiator.

BEDROOM

10'2 (max) x 7'8 (max) (3.05m'0.61m (max) x 2.13m'2.44m (max))

Radiator.

BATHROOM

7'3 (max) x 5'2 (max) (2.13m'0.91m (max) x 1.52m'0.61m (max))

Wet room style with shower. Pedestal wash hand basin. Low level Wc. Heated towel rail.

OUTSIDE:

PARKING

The property is approached over an entrance

driveway which provides off road parking to the front.

GARDENS

The garden are to the front and rear, mainly laid to lawn.

TENURE

Leasehold.

VIEWING

By appointment with the agents overleaf.

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.



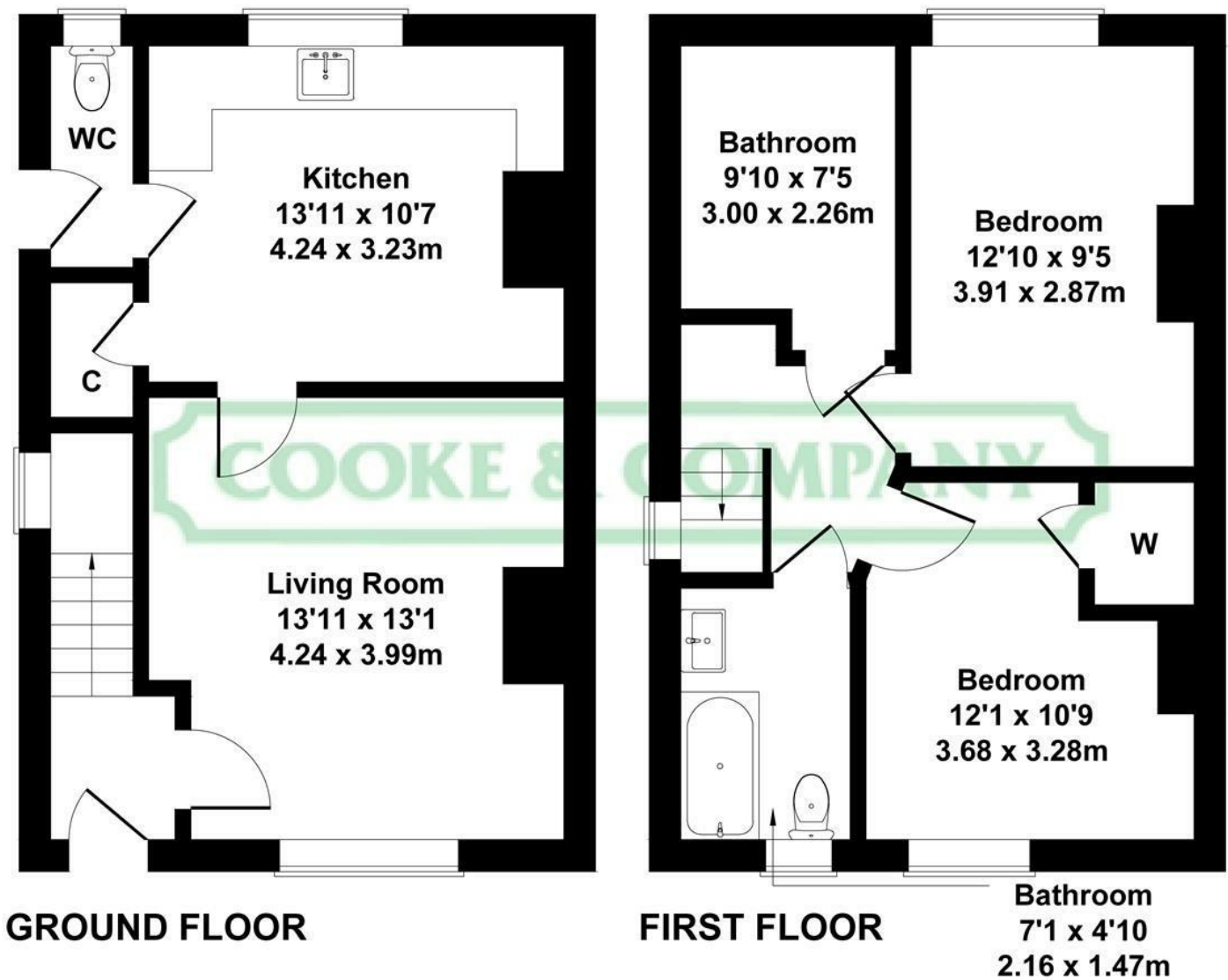
Directions

Sat Nav Ref: WA3 2HP



Floor Plan

Approximate Gross Internal Area
808 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2024
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.

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		
(81-91) B		
(69-80) C		78
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC