

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Newton Gardens, Warrington

Situated with  
cul de sac position is this  
three storey new build three bedroom family home  
offering spacious and contemporary designed living over three floors  
to include off road parking to the front with enclosed  
gardens to the rear

(NEW BUILD - EXCELLENT FAMILY HOME – MUST BE VIEWED)

**Asking Price £289,950**

# 7 (n) Newton Gardens

## Lowton, Warrington, WA3 1BE



In further the accommodation comprises:-

#### GROUND FLOOR:

#### ENTRANCE HALL

Radiator.

#### CLOAKROOM

Wash hand basin. Low level WC. Radiator.

#### KITCHEN

11'0 (max) x 9'0 (max) (3.35m'0.00m (max) x 2.74m'0.00m (max) )  
Fully fitted modern kitchen with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Part tiled walls.

#### LOUNGE/DINING AREA

15'7 (max) x 16'0 (max) ( 4.57m'2.13m (max) x 4.88m'0.00m (max) )  
TV point. Bi-folding doors onto gardens/patio area. Radiator.

#### FIRST FLOOR:

#### LANDING

#### BEDROOM

9'3 (max) x 9'1 (max) (2.74m'0.91m (max) x 2.74m'0.30m (max) )  
Radiator.

#### BEDROOM

15'7 (max) x 10'10 (max) ( 4.57m'2.13m (max) x 3.05m'3.05m (max) )  
Radiator.

#### FAMILY BATHROOM

7'2 (max) x 6'3 (max) ( 2.13m'0.61m (max) x 1.83m'0.91m (max) )  
Fully fitted suite. Paneled bath with shower fitment over bath. Vanity wash hand basin. Low level WC. Heated towel rail.

#### SECOND FLOOR:

#### MASTER BEDROOM

17'8 (max) x 12'3 (max) ( 5.18m'2.44m (max) x 3.66m'0.91m (max) )  
Radiator.

#### EN-SUITE

Shower cubicle. Vanity wash hand basin. Low level WC. Heated towel rail.

#### DRESS AREA

x Velux window.

#### OUTSIDE:

#### PARKING

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

#### GARDENS

The gardens are to the rear, mainly laid to lawn with patio area.

#### TENURE

Freehold

#### VIEWING

By appointment with the agents as overleaf.

#### COUNCIL TAX BAND

#### 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.

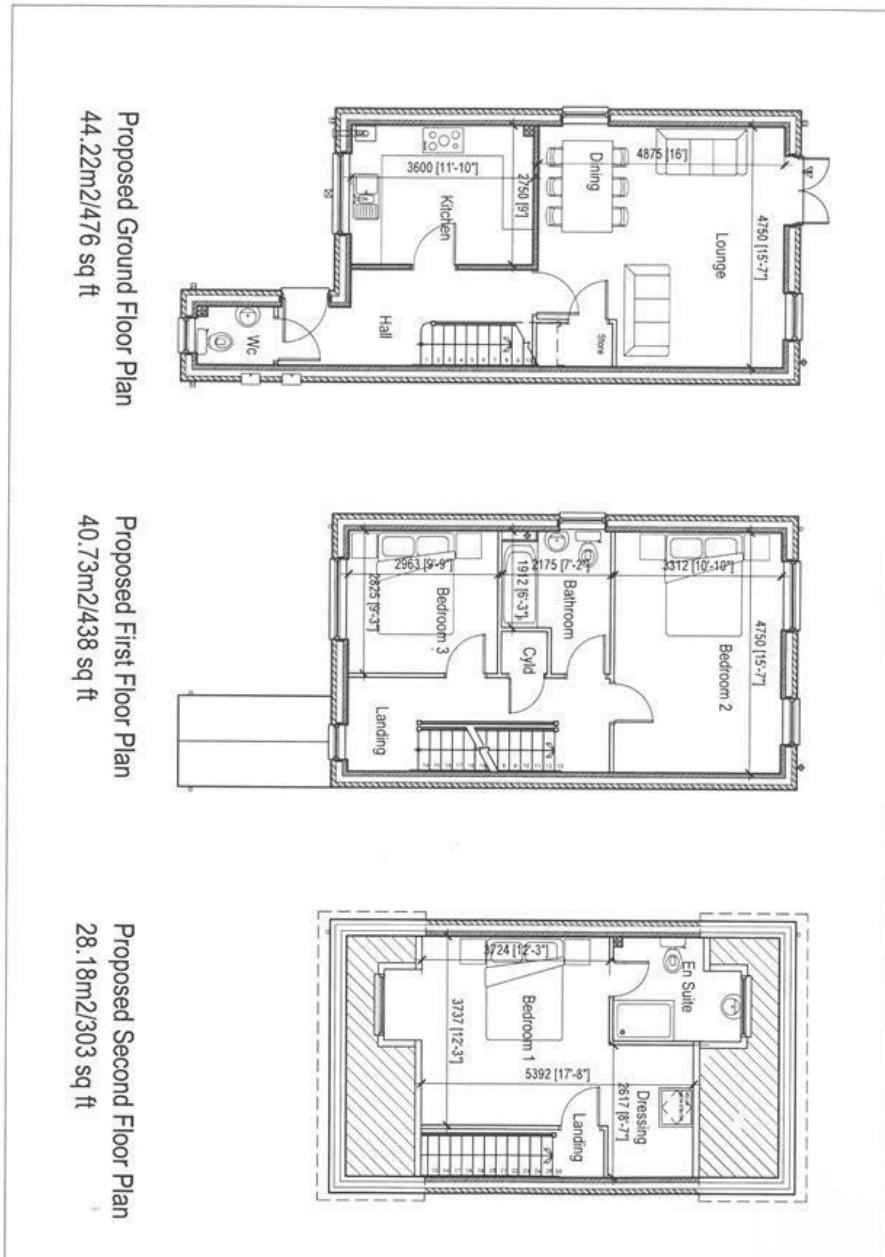


#### Directions

Sat Nav ref: WA3 1BE



## Floor Plan



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.

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	