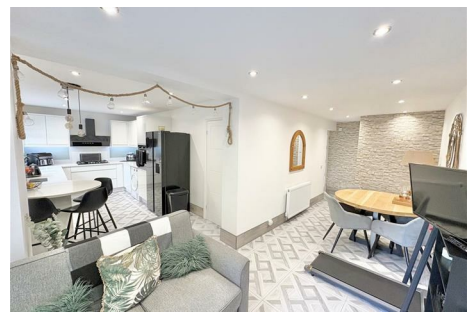


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rowan Avenue, Lowton

Situated in a very popular and sought after residential location close to the motorway network is this beautifully presented spacious two-bedroom semi-detached family home offering excellent family accommodation over two floors to include gardens to the front and rear with off road parking and integral garage

Asking Price £279,950

33 Rowan Avenue

Lowton, WA3 2DD



- MUCH SOUGHT AFTER & POPULAR AREA
- VIEWING HIGHLY RECOMMENDED
- CLOSE TO MOTORWAY NETWORK
- COULD BE CONVERTED BACK TO THREE BEDROOMS
- WELL PRESENTED SPACIOUS FAMILY HOME

In further detail the property includes: On the ground floor: Entrance Hall, lounge, kitchen/dining room. Whilst on the first floor there are two bedrooms and family bathroom/WC. This was previously a three-bedroom property but now has two spacious bedrooms. The property is heated by gas central heating and benefits double glazing.

GROUND FLOOR:

ENTRANCE HALL

Storage cupboard

LOUNGE

16'2 (max) x 12'0 (max) (4.93m (max) x 3.66m (max))
TV point. Modern electric fire. TV point. Wooden flooring. Radiator.

KITCHEN/DINING ROOM

23'9 (max) x 18'4 (max) (7.24m (max) x 5.59m (max))
Modern fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Hob. Extractor. TV point. Radiator. Door to outside,

FIRST FLOOR:

LANDING

BEDROOM

15'7 (max) x 10'1 (max) (4.75m (max) x 3.07m (max))
Fully fitted wardrobes. Radiator. TV point

BEDROOM

9'5 (max) x 12'0 (max) (2.87m (max) x 3.66m (max))
Fully fitted wardrobes. Radiator.

BATHROOM

6'5 (max) x 5'4 (max) (1.96m (max) x 1.63m (max))
Panelled bath with overhead shower fitment. Shower screen. Vanity built in wash basin with storage. Low level WC.

OUTSIDE:

GARAGE

The property is garden fronted and is approached over an entrance driveway which provides off road parking leading to an integral garage.

GARDENS

The property is garden fronted. The private rear garden is laid with decorative stone, leading to a paved patio area, perfect for outdoor entertaining.

TENURE

Freehold

VIEWING

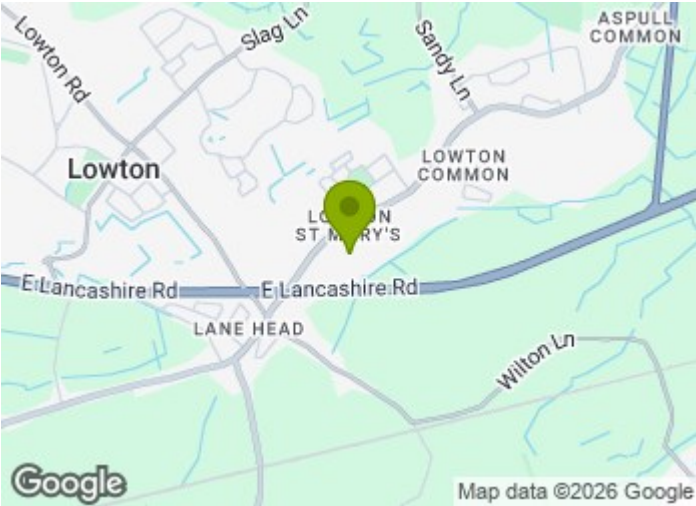
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band B

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.

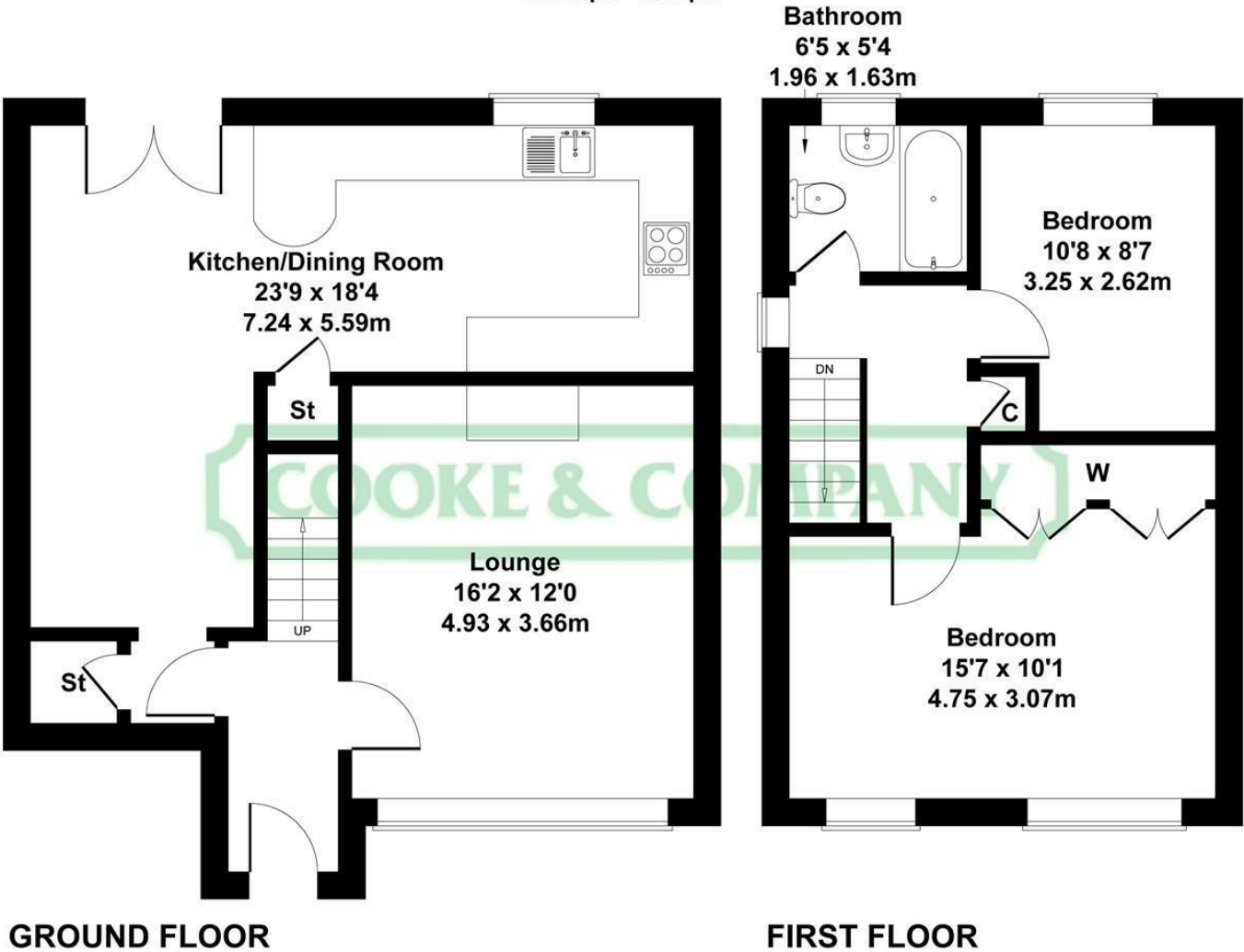


Directions
WA2 2DD



Floor Plan

Approximate Gross Internal Area
970 sq ft - 90 sq m



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.

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	65	82
EU Directive 2002/91/EC		