

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Bodden Street, Lowton

Situated in an established residential area with good access to local schools and public transport routes is this garden fronted mid terrace property with two bedrooms offering an ideal first home

Asking Price £150,000

30 Bodden Street

Lowton, WA3 1DX



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE

LOUNGE

13'3 (max) x 11'5 (max) (3.96m'0.91m (max) x 3.35m'1.52m (max))
Radiator. TV point.

DINING KITCHEN

13'3 (max) x 11'1 (max) (3.96m'0.91m (max) x 3.35m'0.30m (max))
Fully fitted with wall cupboards and base units.
Inset sink with mixer tap. Built in oven and hob.
Plumbing for washing machine. Breakfast Island.
French doors to rear of property.

CLOAKROOM/WC

5'7 (max) x 2'6 (max). (1.52m'2.13m (max) x 0.61m'1.83m (max).)
Low level WC. Vanity built in wash basin with storage.

FIRST FLOOR:

LANDING:

BEDROOM

13'3 (max) x 9'6 (max) (3.96m'0.91m (max) x 2.74m'1.83m (max))
Radiator. TV point

BEDROOM

11'9 (max) x 6'4 (max) (3.35m'2.74m (max) x 1.83m'1.22m (max))
Radiator. TV point.

BATHROOM

11'8 (max) x 6'9 (max) ba (3.35m'2.44m (max) x 1.83m'2.74m (max) ba)
Bath. Large walk in shower. Built in vanity wash basin with storage. Low level WC. Heated towel rail.

OUTSIDE

GARDENS:

The property is garden fronted and approached by a paved pathway. To the rear there is a low maintenance private garden laid with artificial

grass with raised decking and patio area, in addition there is a gate leading to the rear of the property.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band A

VIEWING

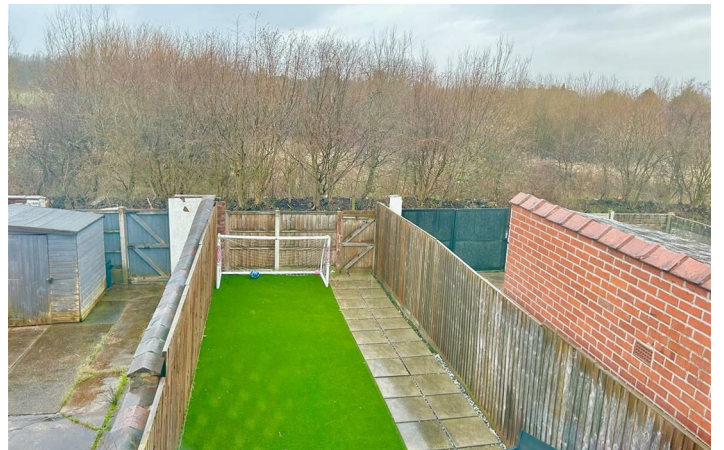
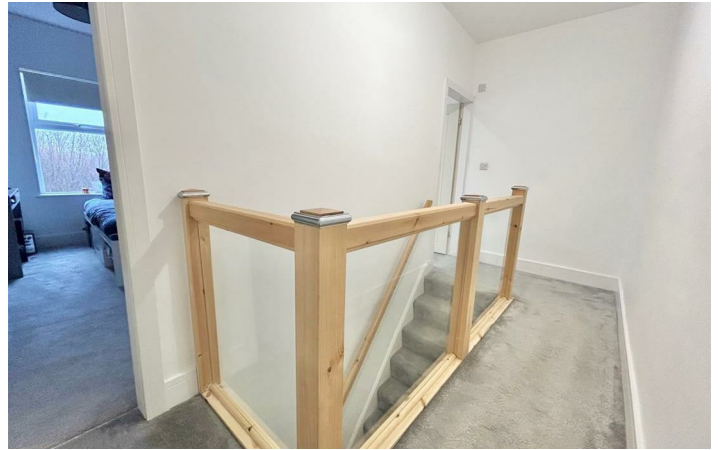
By appointment with the agents as over leaf.

PLEASE NOTE

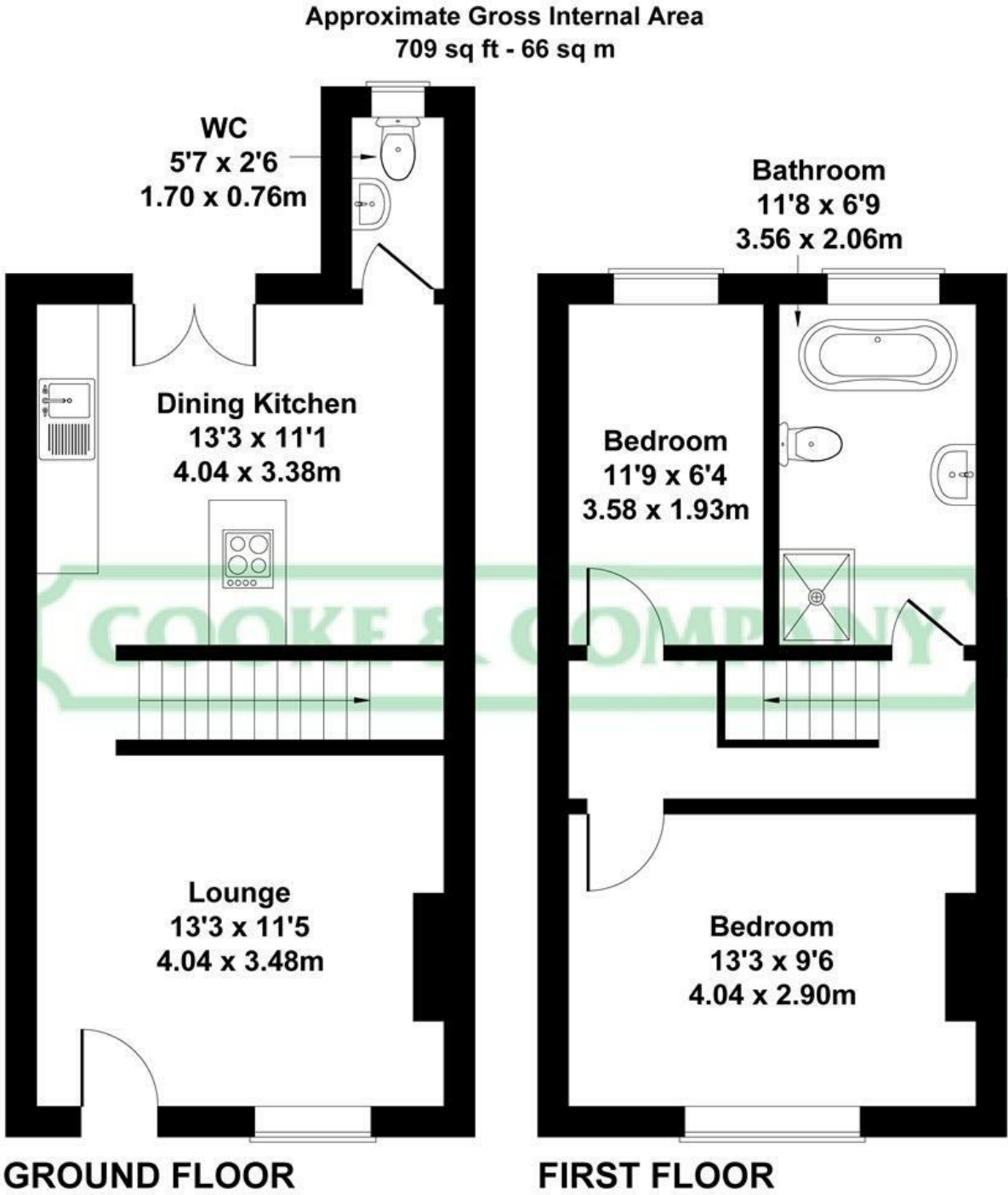
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor



Directions
WA3 1DX



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	69	
(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