

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Chapel Walk, Lowton

Situated in a sought after location with good access to the town is this beautifully presented cottage style mews house with 2 bedrooms. There is a parking space to the front of the property together with a garage to the rear and double gates allowing for ample off road parking

Asking Price £189,950

20 Chapel Walk

Lowton, WA3 1EE



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

LOUNGE

15'1 (max) x 12'1 (max) (4.57m'0.30m (max) x 3.66m'0.30m (max))
Feature fire and surround. Radiator. TV point. Wooden flooring.

KITCHEN

9'10 max) x 9'8 (max). (2.74m'3.05m max) x 2.74m'2.44m (max).)
Fully fitted kitchen with wall and base cupboards. Sink unit with mixer taps. Work surfaces, Plumbing for washing machine. Integrated oven. Wooden flooring.

DINING ROOM

8'11 (max) x 8'8 (max) (2.44m'3.35m (max) x 2.44m'2.44m (max))
Wooden flooring. Radiator

FIRST FLOOR

LANDING

BEDROOM

12'1 (max) x 11'11 (max). (3.66m'0.30m (max) x 3.35m'3.35m (max).)
TV point. Radiator. Fitted Wardrobes. Wooden flooring.

BEDROOM

9'4 (max) x 9'2 (max). (2.74m'1.22m (max) x 2.74m'0.61m (max).)
Radiator. Fitted wardrobes. Wooden flooring.

BATHROOM

Shower cubicle. Vanity built in wash basin with storage. WC

OUTSIDE

PARKING

Off road parking to the front of property. Whilst to the rear there is a garage and double gates leading to a blocked paved area offering parking for two further vehicles.

GARDENS

Well established mainly laid to lawn garden to the front of the property with established flower beds and shrubs.

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

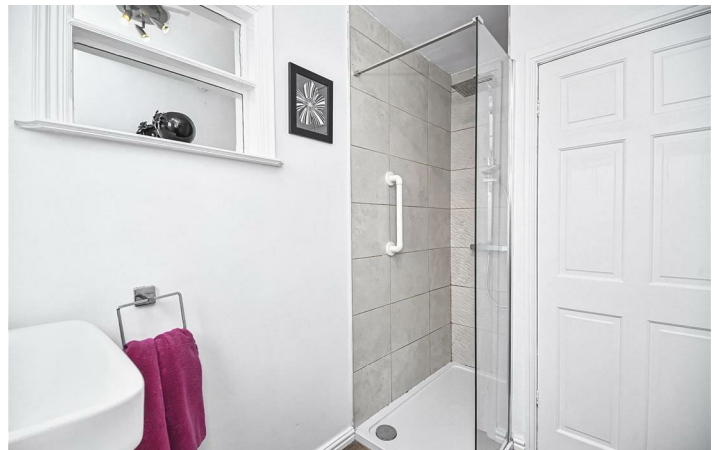
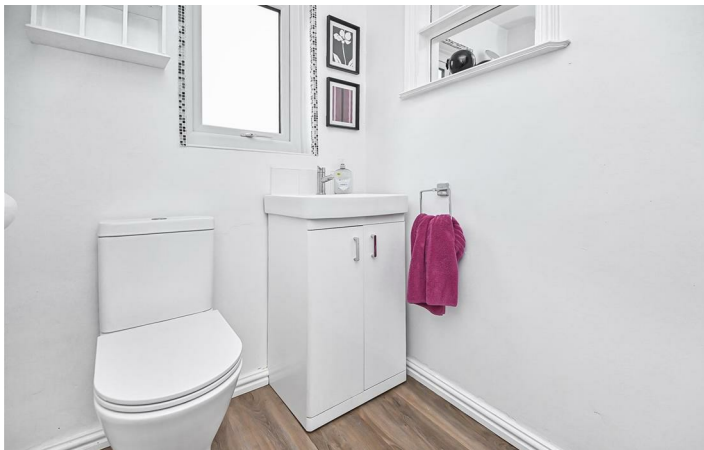
Council Tax Band A

PLEASE NOTE

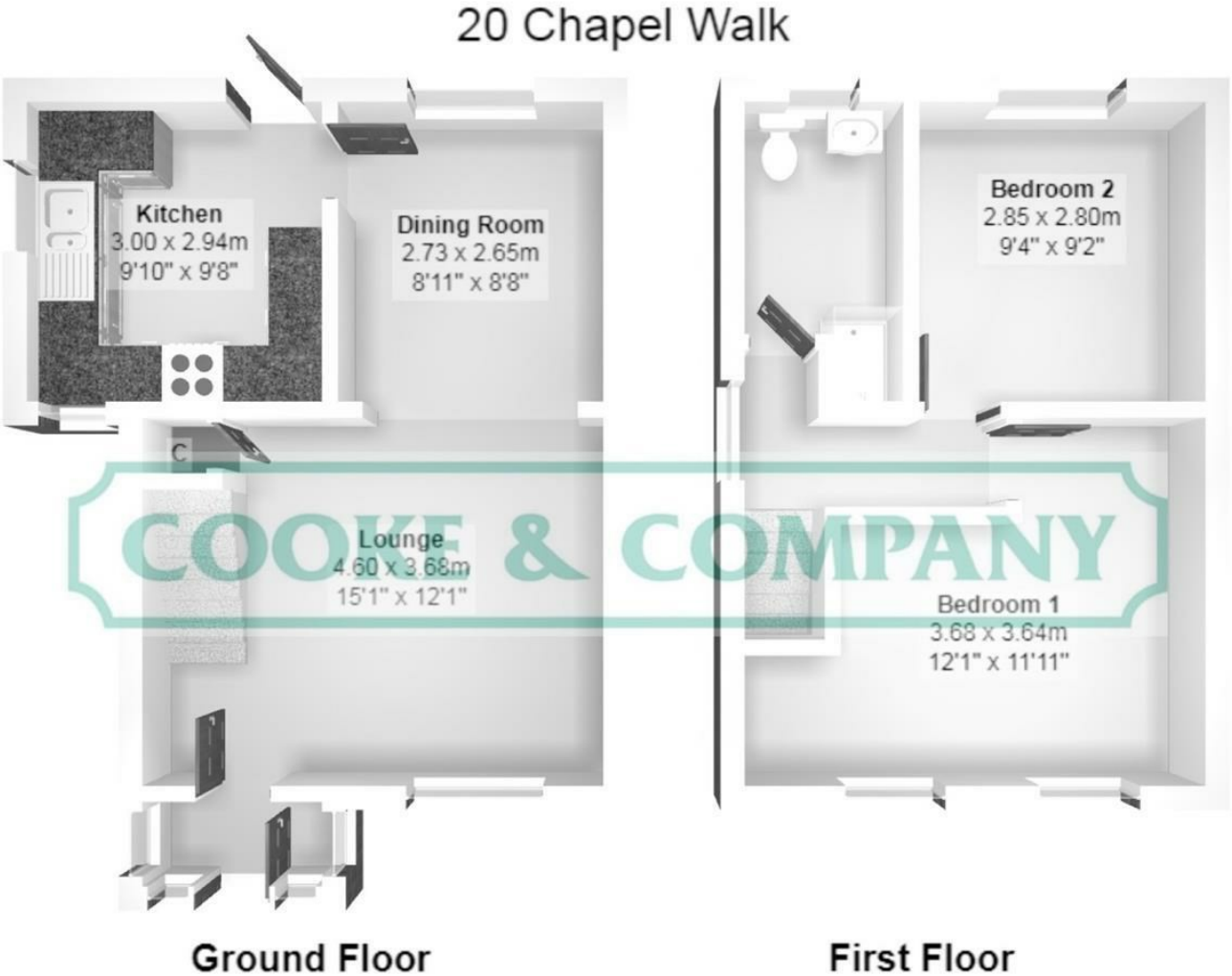
PLEASE NOTE No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to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



Directions
WA3 1EE



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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC