

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Wensley Road, Lowton

Situated in a popular and sought after area is this semi detached dormer style property offering well proportioned family accommodation with two bedrooms, gardens to the front and rear and a paved driveway leading to a detached garage offering ample off street parking

**Asking Price £235,000**



# 24 Wensley Road

Lowton, WA3 2BB



In further the accommodation comprises:-

**GROUND FLOOR**

**ENTRANCE**

**LOUNGE**

15'3 (max) x 11'11 (max). (4.57m'0.91m (max) x 3.35m'3.35m (max).)  
TV point. Feature fire and surround. Radiator.

**KITCHEN**

13'8 (max) x 7'11 (max). (3.96m'2.44m (max) x 2.13m'3.35m (max). )  
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Double built in ovens. Plumbing for washing machine. Extractor fan and hob.

**DINING ROOM**

11'3 (max) x 9'3 (max) (3.35m'0.91m (max) x 2.74m'0.91m (max))  
Radiator. Patio doors to rear garden.

**BEDROOM**

12'0 (max) x 11'10 (max). (3.66m'0.00m (max) x 3.35m'3.05m (max). )  
French doors leading to rear of property. TV point, Radiator.

**SHOWER ROOM**

Large walk in shower. WC. Wash basin.

**FIRST FLOOR**

**LANDING**

**BEDROOM/LOFT ROOM**

23'9 (max) x 14'1 (max). (7.01m'2.74m (max) x 4.27m'0.30m (max).)  
Radiator. Built in wardrobe/storage. TV point. WC.

**OUTSIDE**

**DETACHED GARAGE**

**PARKING**

The property offers a block paved driveway offering ample off street parking.

**GARDENS**

The property offers a mainly laid to lawn garden to the front with established plants and shrubs. To the rear is a good sized garden mainly laid to lawn with raised flower beds and shrubs with a paved patio area which is covered by a wooden pergola.

**GARDEN ROOM**

**TENURE**

Leasehold

**VIEWING**

By appointment with the agents as overleaf.

**COUNCIL TAX**

Council Tax Band C

**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 2BB

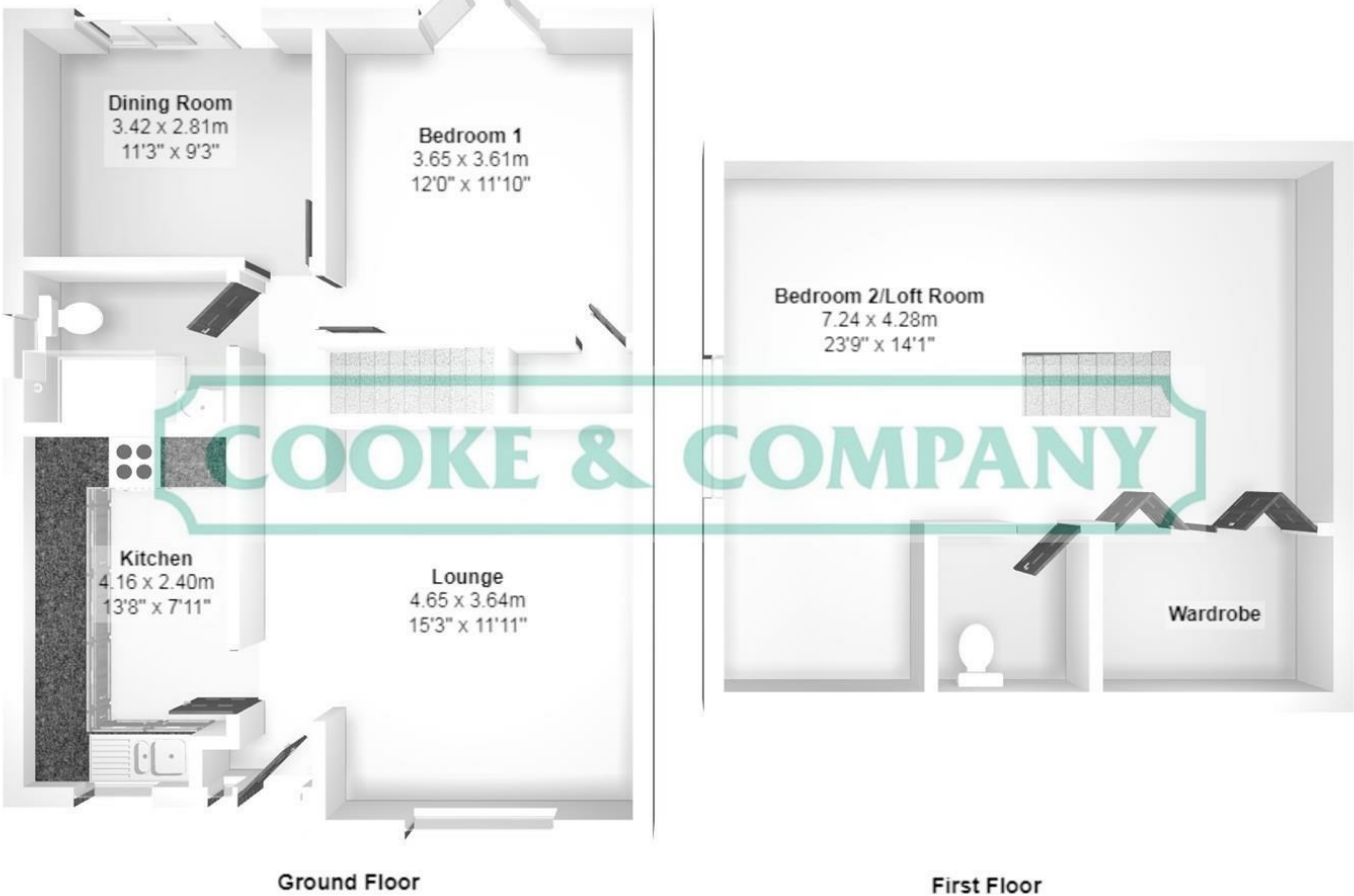






Floor Plan

24 Wensley Road, Lowton



Total Area: 111.7 m<sup>2</sup> ... 1203 ft<sup>2</sup>  
All measurements are approximate and for display 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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 53      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |