

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Hazelfield Gardens, Lowton

Located on a small development and in a cul de sac location with excellent access to commuter routes is this detached family home with four bedrooms offering very attractive accommodation over two floors

MUST BE VIEWED

**Asking Price £475,000**

# 1 Hazelfield Gardens

Lowton, WA3 2UL



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL:**

**LOUNGE**

13'5 (max) x 10'3 (max) (3.96m'1.52m (max) x 3.05m'0.91m (max) )  
LOUNGE: 13'5 (max) x 10'3 (max) Bay Window. TV Point. Radiator. Wooden flooring.

**KITCHEN/DINING ROOM**

21'4 (max) x 10'7 (max) (6.40m'1.22m (max) x 3.05m'2.13m (max) )  
Fully fitted with modern wall and base cupboards. Work surfaces with inset sink and mixer tap. Breakfast seating area with inset hob and overhead extractor hood. Doors to rear.

**FAMILY ROOM**

14'1 (max) x 10'0 (max) (4.27m'0.30m (max) x 3.05m'0.00m (max))

**UTILITY ROOM**

Fitted with base units. Inset sink with mixer tap. Plumbing for washing machine. Door to outside.

**CLOAKROOM/WC**

Wash hand basin. Low level WC. Radiator.

**FIRST FLOOR:**

**LANDING**

**BEDROOM**

12'4 (max) x 10'6 (max) (3.66m'1.22m (max) x 3.05m'1.83m (max) )  
Radiator. Fitted wardrobes.

**ENSUITE**

Shower Enclosure. Low level WC. Wash hand basin. Heated Towel Rail. Part tiled walls.

**BEDROOM**

12'7 (max) x 10'1 (max) (3.66m'2.13m (max) x 3.05m'0.30m (max) )  
Radiator.

**BEDROOM**

11'5 (max) x 10'6 (max) (3.35m'1.52m (max) x 3.05m'1.83m (max))  
Radiator.

**BEDROOM**

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

**BATHROOM**

7'6 (max) x 6'5 (max) (2.13m'1.83m (max) x 1.83m'1.52m (max) )  
Panelled bath with shower fitment over bath. Low level WC. Heated. Wash hand basin. Part tiled walls.

**OUTSIDE:**

**PARKING**

Block paving to the front provides off road parking.

**GARDENS**

The front garden is mainly laid to lawn with established plants and shrubs. To the rear there is a generous private garden mainly laid to lawn with raised flowerbeds, plants and shrubs with a paved patio area.

**TENURE**

Freehold

**COUNCIL AND TAX BAND**

Wigan Council Tax Band E.

**VIEWING**

By appointment with the agents as overleaf.

**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

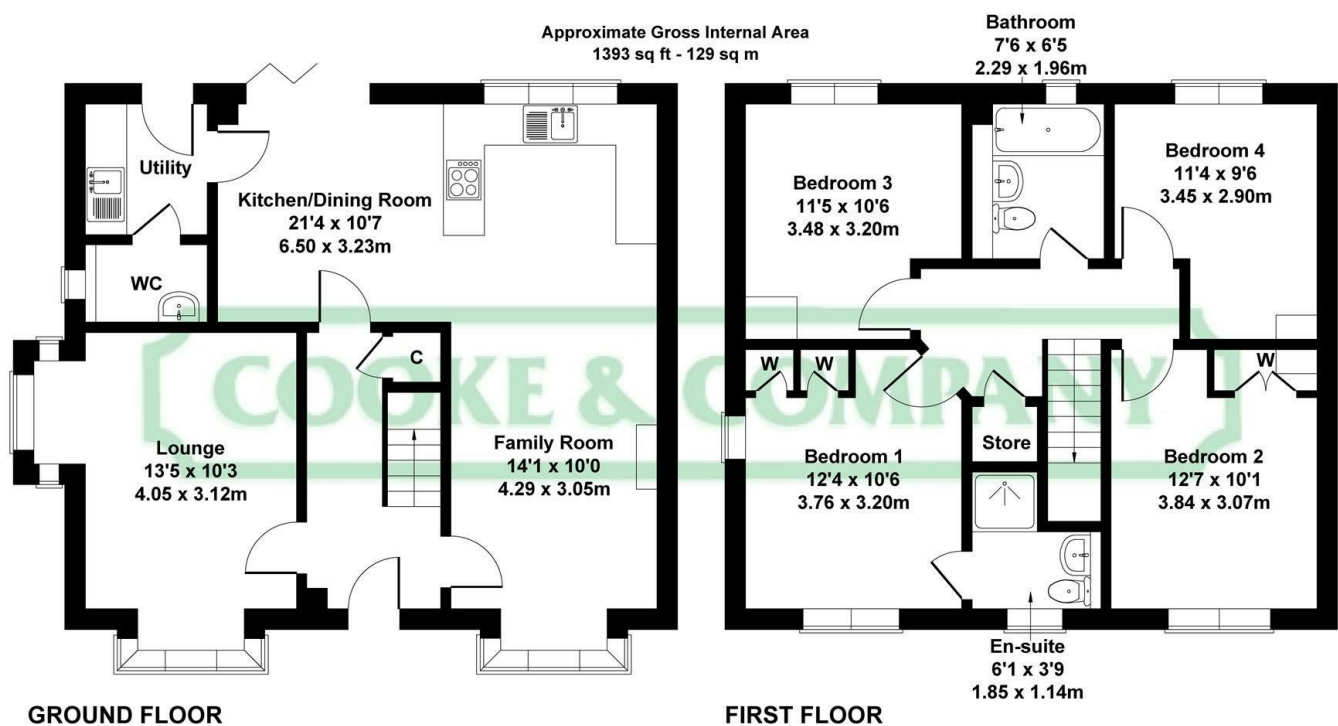
WA3 2UL







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		93
(81-91) B	84	
(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	