

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Woodford Avenue, Warrington

Situated in a very popular  
And sought after location is this very attractive  
Throughout three bedroom semi detached family home offering  
excellent accommodation over two floors to include  
off road parking to the side and gardens to the front  
and rear

**Asking Price £260,000**

# 16 Woodford Avenue

Lowton, Warrington, WA3 2PS



In further the accommodation comprises:-

## GROUND FLOOR:

### ENTRANCE VESTIBULE

### LOUNGE

15'0 (max) x 9'6 (max) ( 4.57m'0.00m (max) x 2.74m'1.83m (max)

) Attractive fireplace with surround. Wooden flooring. Radiator.

### DINING KITCHEN

13'0 (max) x 8'1 (max) ( 3.96m'0.00m (max) x 2.44m'0.30m (max))

Fully fitted modern kitchen with wall and base cupboards. Ink unit with mixer taps. Plumbing for washing machine. Access to:

### CONSERVATORY

11'3 (max) x 8'8 (max) ( 3.35m'0.91m (max) x 2.44m'2.44m (max))

Pilkington smart glass which is self cleaning and insulated. Access to rear gardens.

## FIRST FLOOR:

## LANDING

### BEDROOM

13'0 (max) x 8'1 (max) ( 3.96m'0.00m (max) x 2.44m'0.30m (max) )

Radiator.

### BEDROOM

9'1 (max) x 6'6 (max) ( 2.74m'0.30m (max) x 1.83m'1.83m (max) )

Radiator.

### BEDROOM

6'4 (max) x 5'9 (max) ( 1.83m'1.22m (max) x 1.52m'2.74m (max))

Radiator,

### BATHROOM/WC

Panelled bath with shower fitment over bath.

Vanity sink unit with storage. Low level WC.

Feature wall and floor panelling.

## OUTSIDE:

## GARDENS/PARKING

The property is approached over an entrance driveway which provides off road parking to the front. The gardens are to the front and rear mainly laid to lawn.

## TENURE

Freehold

## COUNCIL TAX BAND

B

## 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.



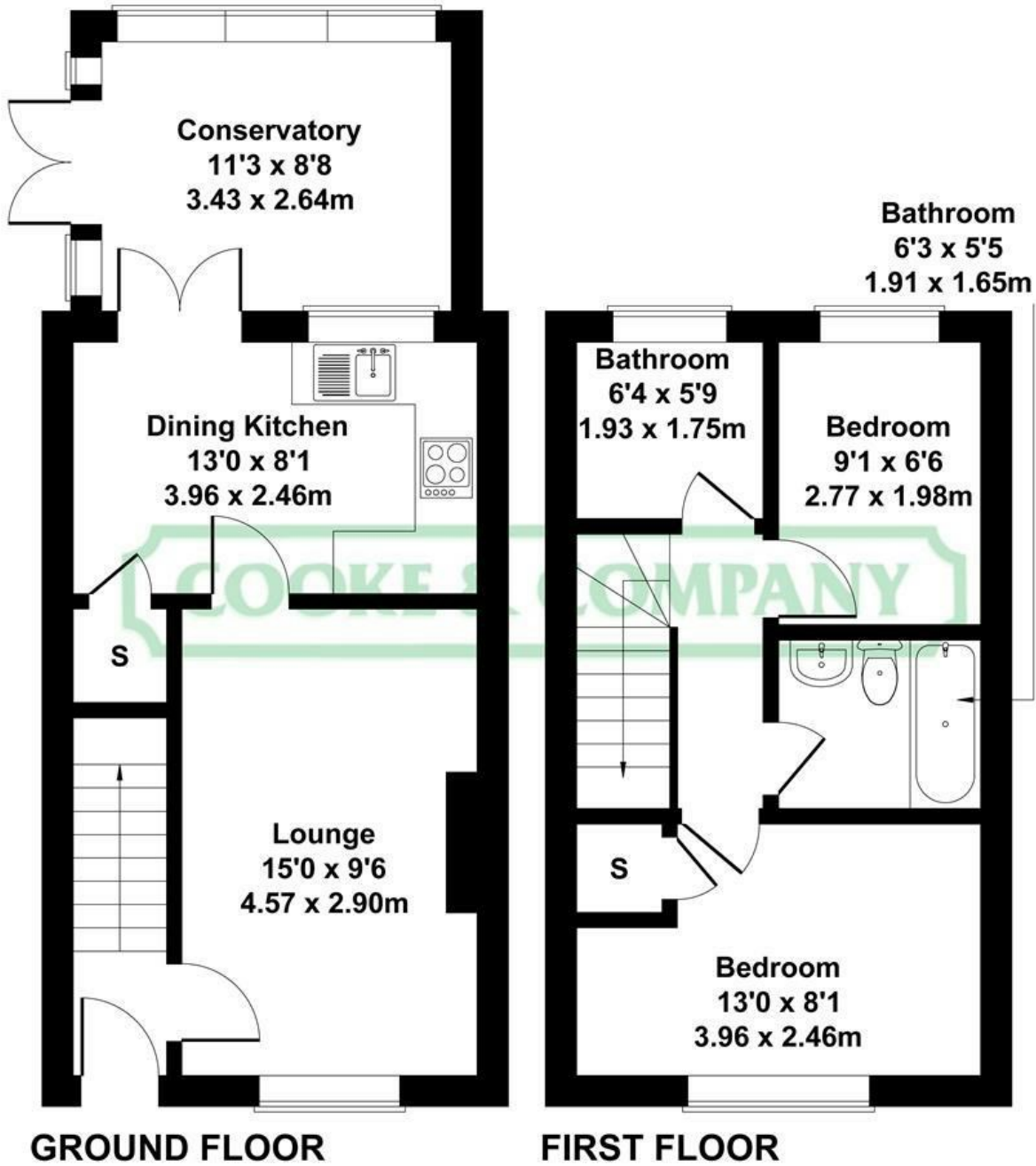
## Directions

Sat Nav Ref: WA3 2PS



## Floor Plan

Approximate Gross Internal Area  
722 sq ft - 67 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 firm's 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		
(81-91)	B		
(69-80)	C	77	82
(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	