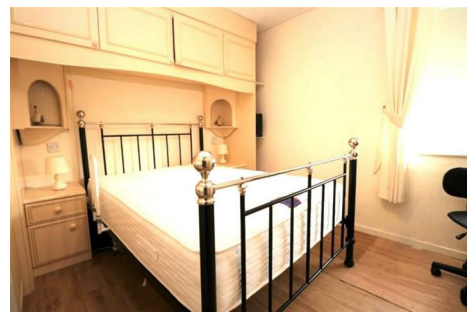


# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Thurlow, Lowton

Located on the popular Sandringham Court Development we have this purpose built warden assisted over fifty fives second floor one bedroom apartment which is situated close to the lift with communal areas and well established gardens

**Asking Price £69,950**

# 66 Sandringham Court Thurlow

Lowton, WA3 2QN



In further detail the property includes:-On the ground floor : Communal areas including reception, lounge area, kitchen area, laundrette and lift. On the second floor: Entrance hallway, lounge dining area, kitchen. There is one double bedroom with fitted cupboards over the bed. Shower room with large walk in shower.

## COMMUNAL RECEPTION:

## GROUND FLOOR:

## COMMUNAL LOUNGE:

Large communal area with

generous amount of seating plus sofas, large dining table and smaller tables. Views to outside gardens.

## COMMUNAL KITCHEN:

Fitted base and wall cupboards. Hot beverage facilities. Dishwasher . Fridge. Microwave. Toaster. Sink .

## COMMUNAL LAUNDRETTE:

Two washing machines. Two tumble dryers. Sink and storage cupboard.

## SECOND FLOOR:

## ENTRANCE HALL:

## LIVING ROOM:

Feature fireplace. Bay window

## KITCHEN:

Fully fitted base and wall cupboards. Inset sink with mixer tap. Integrated oven with halogen hob and extractor.

## BEDROOM:

Fitted cupboards over bed.

## SHOWER ROOM:

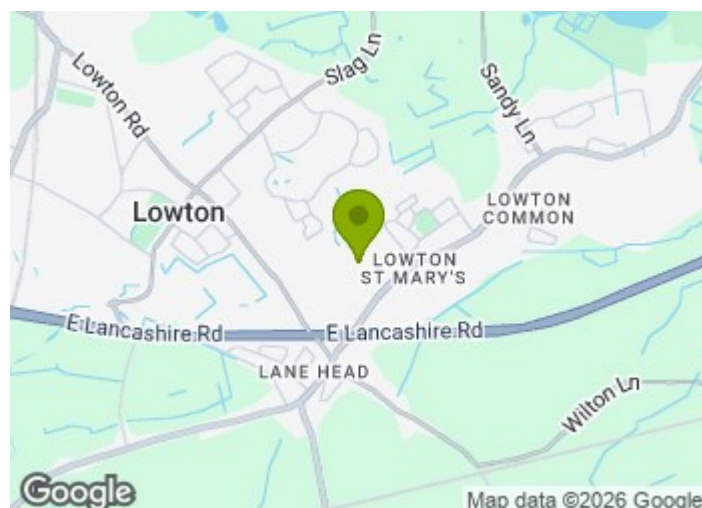
Large walk in shower. Pedestal hand wash basin. Low level WC.

## TENURE:

Leasehold

## COUNCIL AND TAX BAND:

Wigan Borough Council Band B

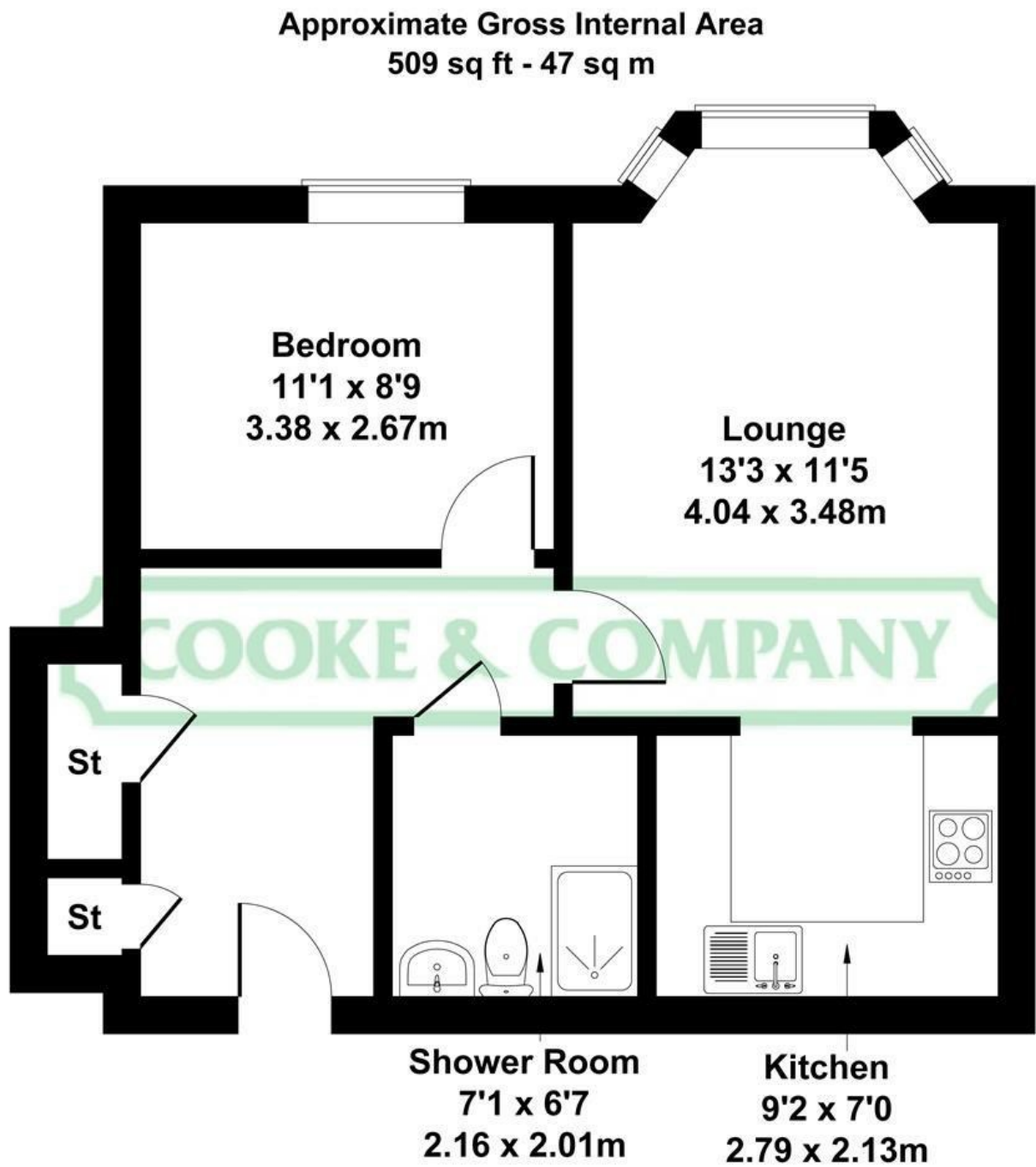


## Directions

Sat Nav. WA3 2QN



Floor Plan



Not to Scale. Produced by The Plan Portal 2025  
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		
(81-91) B		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	