

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## St Marys Court, Lowton

Situated within a private gated development of only five houses is this exceptional five bedroom detached family home offering secure / private and very attractive luxurious / spacious living accommodation over two floors to include parking and very attractive gardens to the front side and rear

(SIMPLY MUST BE VIEWED – EXCEPTIONAL FIVE BED FAMILY HOME)

**Asking Price £585,000**

# 2 St Marys Court

Lowton, WA3 1GB



In further the accommodation comprises:-

**GROUND FLOOR:**

**ENTRANCE HALL**

Fully tiled flooring. Radiator.

**LOUNGE**

22'11 (max) x 13'0 (max) ( 6.71m'3.35m (max) x 3.96m'0.00m (max) )

Media wall with Tv and feature fire. Fully tiled flooring.

**CONSERVATORY**

French doors to private paved patio. Fully tiled flooring. Tv point.

**DINING ROOM/KITCHEN**

24'1 (max) x 15'10 (max) (7.32m'0.30m (max) x 4.57m'3.05m (max))

By folding doors onto patio. Fully fitted modern kitchen with wall base cupboards. Feature island with dining area. Inset lighting. Range cooker point. Media wall.

**GAMES ROOM/FAMILY ROOM**

17'0 (max) x 15'11 (max) Bar with seating. Fully tiled flooring. Inset lighting.

**CLOAKROOM/WC**

Wash hand basin. Low level WC.

**FIRST FLOOR:**

**LANDING**

**MASTER BEDROOM**

16'2 (max) x 12'2 (max) ( 4.88m'0.61m (max) x 3.66m'0.61m (max) )

Double Juliet balcony. Fully fitted wardrobes. Wooden flooring. Radiator.

**DRESS ROOM**

Fully fitted with shelving. Inset lighting.

**EN-SUITE**

Large walk in shower cubicle. Vanity build in wash basin with low level WC.

**BEDROOM**

14'1 (max) x 9'5 (max) (4.27m'0.30m (max) x 2.74m'1.52m (max) )

Wooden flooring. Fully fitted wardrobes. Radiator.

**EN-SUITE**

Shower cubicle. Wash hand basin. Low level WC. Fully tiled walls.

**BEDROOM**

13'3 (max) x 9'10 (max) ( 3.96m'0.91m (max) x 2.74m'3.05m (max) )

Wooden flooring. Fitted wardrobes. Radiator.

**BEDROOM**

12'8 (max) x 8'9 (max) ( 3.66m'2.44m (max) x 2.44m'2.74m (max) )

Wooden flooring. Radiator.

**BEDROOM**

9'5 (max) x 7'9 (max) ( 2.74m'1.52m (max) x 2.13m'2.74m (max))

Wooden flooring. Radiator.

**FAMILY BATHROOM**

Panelled bath. Vanity built in wash basin with Low level WC to include storage. Fully tiled walls and flooring.

**TENURE**

Freehold

**VIEWING**

By appointment with the agents as overleaf.

**COUNCIL TAX BAND**

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**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.



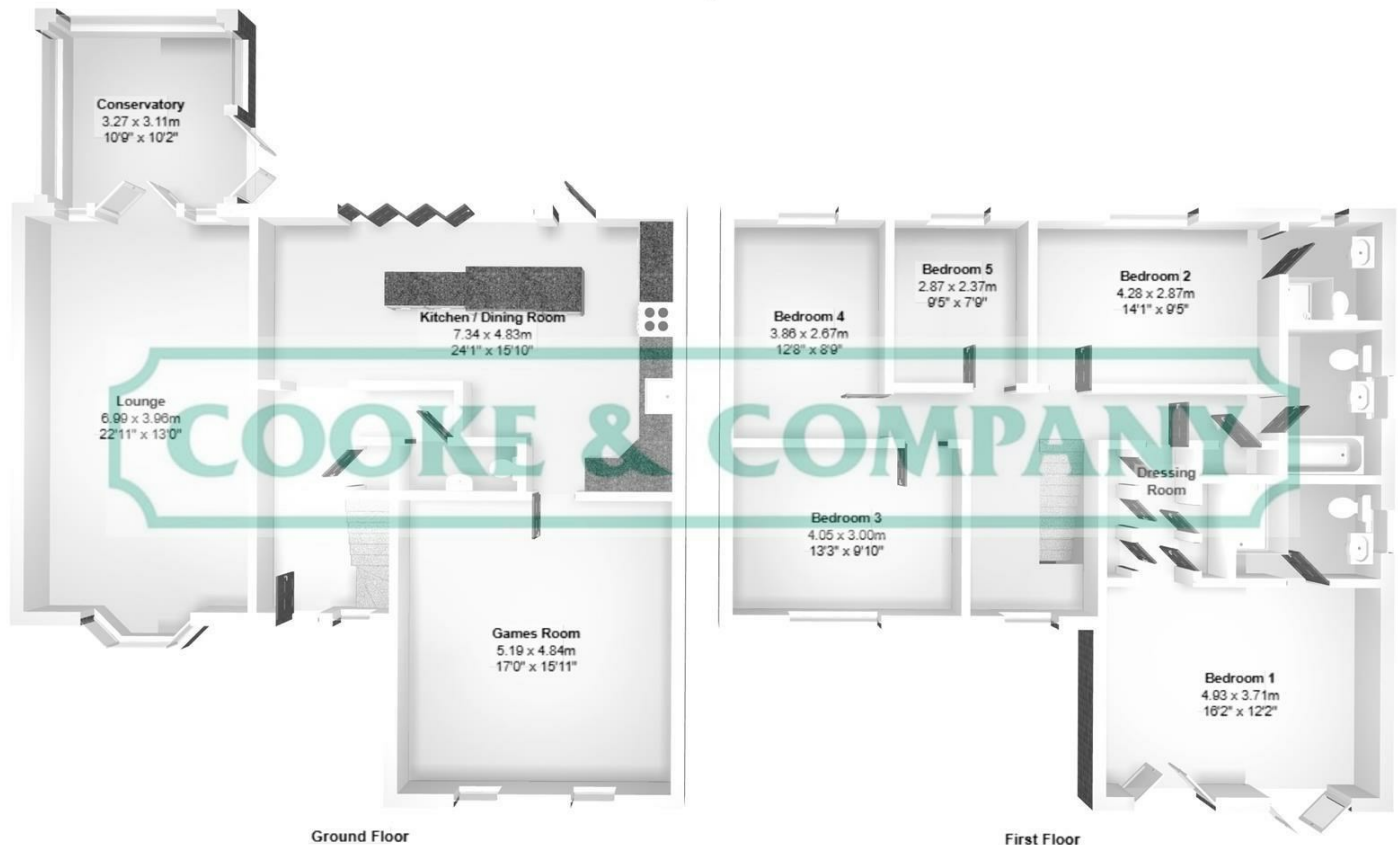
**Directions**  
Sat Nav Ref; WA3 1GB





Floor Plan

2 St Mary's Court



Ground Floor First Floor

Total Area: 202.6 m² ... 2180 ft²

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.

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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