

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Canaan, Lowton

Situated in a very popular and sought after location with good access to the East Lancashire Road is this modern two bedroom attractive end mews style family home with off road parking to the front and gardens to the rear offering very well presented living accommodation over two floors

(MUST BE VIEWED – EXCELLENT FIRST HOME)

**Asking Price £215,000**

# 83 Canaan

## Lowton, WA3 1EG



In further the accommodation comprises:-

### GROUND FLOOR:

#### ENTRANCE HALL

Radiator

#### CLOAKROOM/WC

Wash hand basin. Low level WC. Radiator.

#### LOUNGE

15'1 (max) x 9'6 (max) (4.57m'0.30m (max) x 2.74m'1.83m (max) )

TV point. Under stairs storage. Radiator.

#### DINING KITCHEN

12'9 (max) x 8'2 (max) (3.66m'2.74m (max) x 2.44m'0.61m (max))

Fully fitted modern kitchen with wall and base cupboards. Work surfaces. Integrated fridge & freezer. Gas hob, built in cooker and extractor fan. Sink unit with mixer taps. Plumbing for washing machine. French doors to rear gardens/patio.

### FIRST FLOOR:

#### LANDING

Access to loft.

#### BEDROOM

12'9 (max) x 8'6 (max) (3.66m'2.74m (max) x 2.44m'1.83m (max))

Radiator.

#### BEDROOM

12'9 (max) x 8'2 (max) (3.66m'2.74m (max) x 2.44m'0.61m (max))

Fully fitted wardrobes. Radiator.

#### BATHROOM

Modern suite. Panelled bath with shower fitment over bath including glass screen. Pedestal wash hand basin. Low level WC. Mostly tiled walls. Extractor fan.

#### OUTSIDE:

#### PARKING

The property is approached over an entrance driveway which provides off road parking for two cars to the front.

#### GARDENS

The gardens are to the rear, mainly laid to lawn with surrounding flowerbeds, borders and feature paved patio area.

#### TENURE

Freehold

#### VIEWING

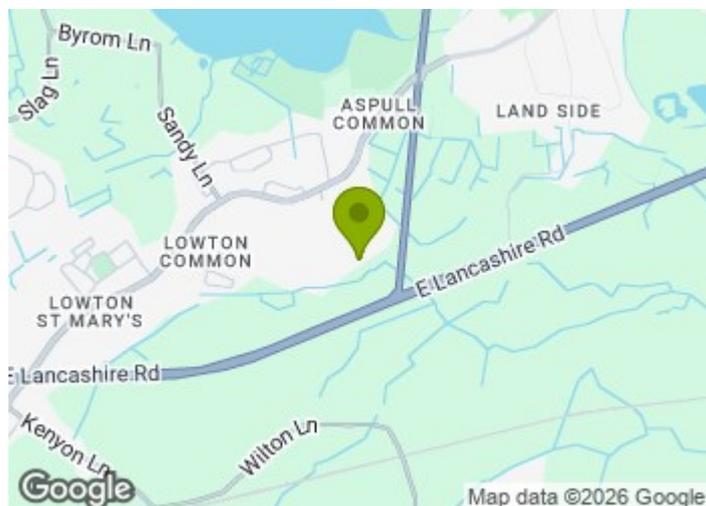
By appointment with the agents as overleaf

#### COUNCIL TAX

Council Tax Band B

#### 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.



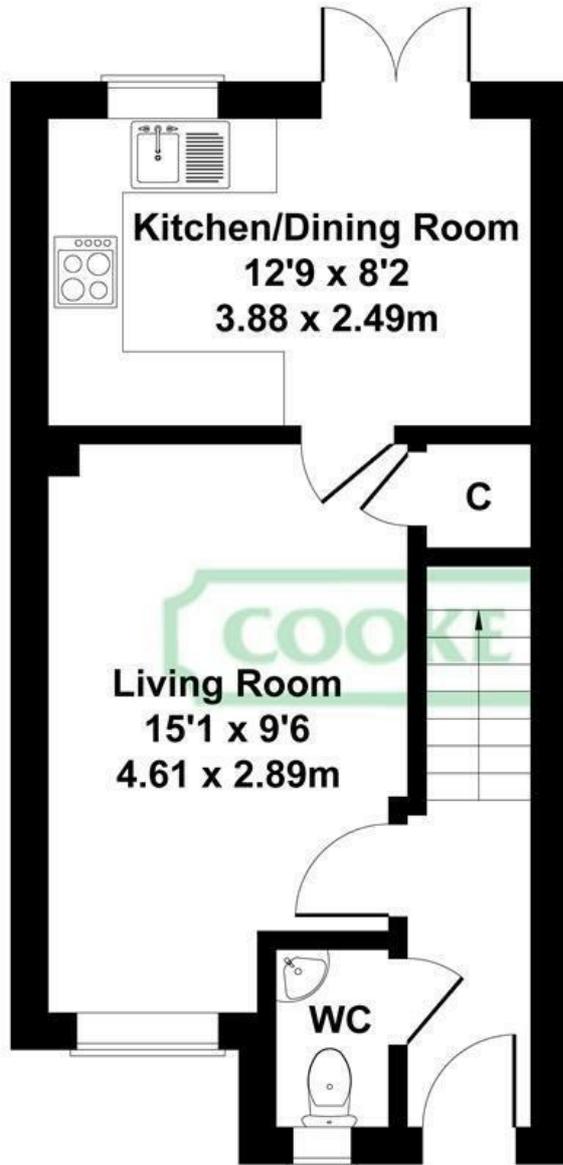
### Directions

WA3 1EG

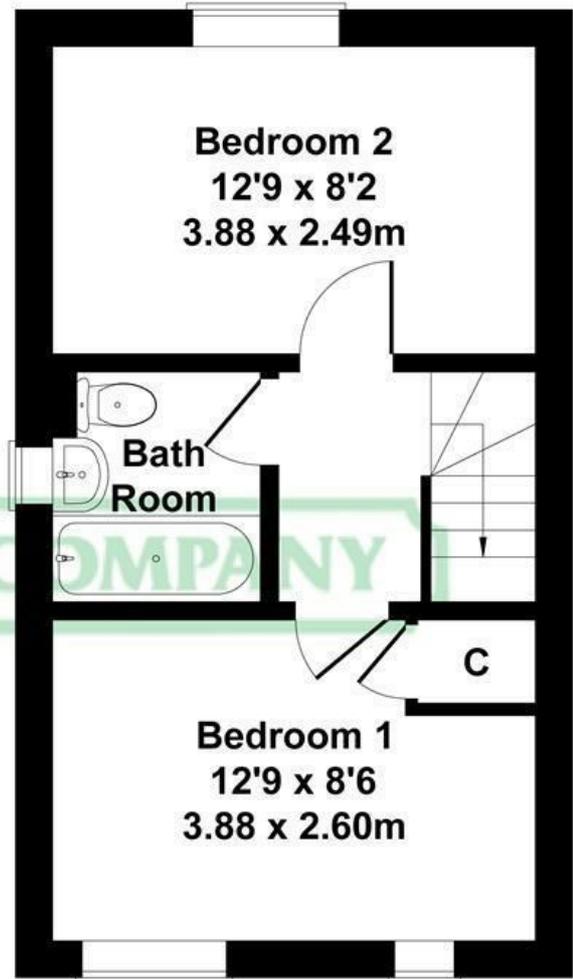


## Floor Plan

Approximate Gross Internal Area  
624 sq ft - 58 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2024  
**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		97
(81-91)	B	82	
(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	