

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Wensley Road, Lowton

Situated in a popular and sought after area is this semi detached dormer style property offering well proportioned family accommodation with two bedrooms, gardens to the front and rear and a paved driveway leading to a detached garage offering ample off street parking

Asking Price £225,000

24 Wensley Road

Lowton, WA3 2BB



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE

LOUNGE

15'3 (max) x 11'11 (max). (4.57m'0.91m (max) x 3.35m'3.35m (max).)
TV point. Feature fire and surround. Radiator.

KITCHEN

13'8 (max) x 7'11 (max). (3.96m'2.44m (max) x 2.13m'3.35m (max).)
Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Double built in ovens. Plumbing for washing machine. Extractor fan and hob.

DINING ROOM

11'3 (max) x 9'3 (max) (3.35m'0.91m (max) x 2.74m'0.91m (max))
Radiator. Patio doors to rear garden.

BEDROOM

12'0 (max) x 11'10 (max). (3.66m'0.00m (max) x 3.35m'3.05m (max).)
French doors leading to rear of property. TV point, Radiator.

SHOWER ROOM

Large walk in shower. WC. Wash basin.

FIRST FLOOR

LANDING

BEDROOM/LOFT ROOM

23'9 (max) x 14'1 (max). (7.01m'2.74m (max) x 4.27m'0.30m (max).)
Radiator. Built in wardrobe/storage. TV point. WC.

OUTSIDE

DETACHED GARAGE

PARKING

The property offers a block paved driveway offering ample off street parking.

GARDENS

The property offers a mainly laid to lawn garden to the front with established plants and shrubs. To the rear is a good sized garden mainly laid to lawn with raised flower beds and shrubs with a paved patio area which is covered by a wooden pergola.

GARDEN ROOM

TENURE

Leasehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

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.

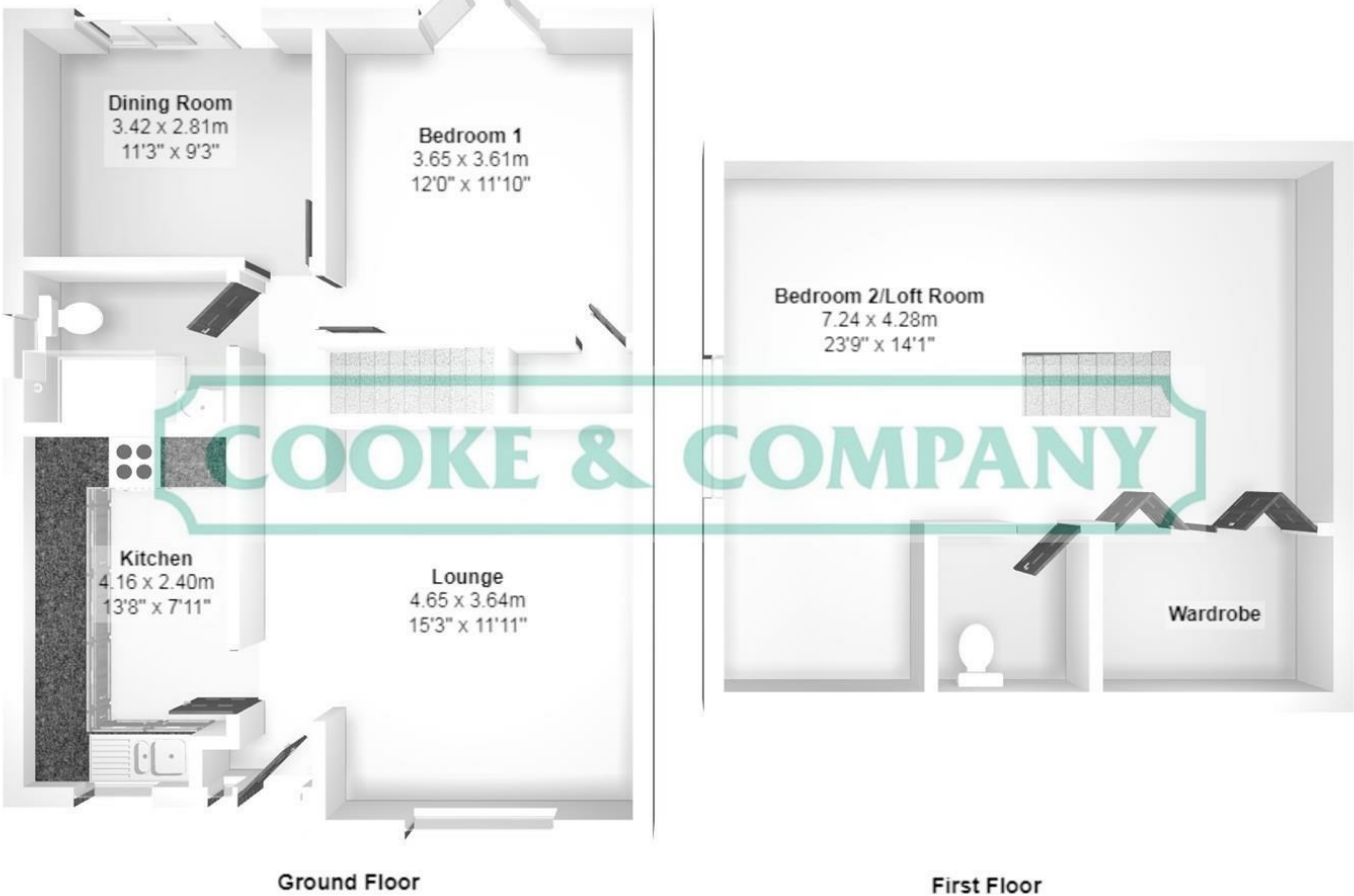


Directions
WA3 2BB



Floor Plan

24 Wensley Road, Lowton



Total Area: 111.7 m² ... 1203 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 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		78
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC