



CLAYHILL GROVE
LOWTON
WA3 1FZ

£295,000



CLAYHILL GROVE, LOWTON, WA3 1FZ

Discover This Immaculately Presented Three-Bedroom Detached House, Perfectly Situated In A Quiet, Sought-After Location. Featuring A Superb Extended Kitchen And Dining Area, This Home Is Designed For Modern Living And Entertaining.

Enjoy The Convenience Of An En-Suite Shower Room In The Principal Bedroom, Providing A Private Retreat At The End Of The Day. The Integral Garage Offers Practical Storage And Easy Access, While Ample Driveway Parking Ensures Space For Family And Guests.

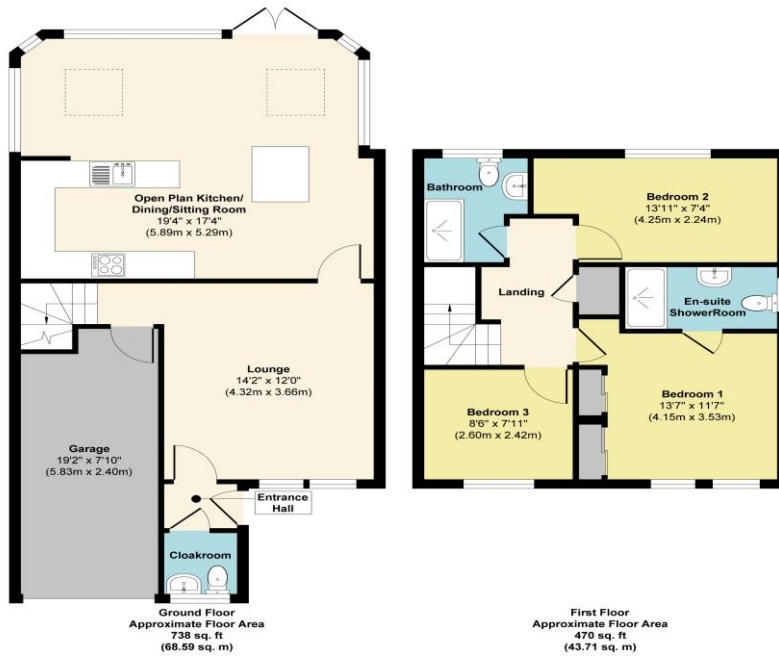
With Local Amenities Just A Stone's Throw Away, This Property Combines Comfort, Style, And Convenience. Don't Miss Your Chance To Make This Beautiful Home Yours!

The accommodation on offer includes, an entrance hall, Cloaks/w.c, Lounge, stunning open-plan, kitchen/dinning/sitting room, useful integral door to the garage all to the ground floor with three bedrooms, en-suite shower room plus family bathroom to the first floor.

A good sized driveway leads to the attached garage, complemented by a rockery and lawn. Ideal for alfresco dining, the rear garden includes a large decking area, lawn, side pathway and side access gate.







Approx. Gross Internal Floor Area 1208 sq. ft / 112.30 sq. m
Illustration for identification purposes only. Measurements are approximate, not to scale.
 Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick

Heating type: Gas Central Heating

Broadband (if known): Openreach, Virgin Media

Mobile Signal/Coverage: EE/Three/O2/Vodafone

Flood Risk (if known): None

Local Authority:

Wigan Borough Council

Council Tax:

C

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. 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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