



CABBALA GARDENS
LOWTON
WA3 2UG



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*****Modern 3-Bedroom Semi-Detached Home in Quiet Lowton Cul-de-Sac – No Onward Chain*****

Welcome to this beautifully presented three-bedroom semi-detached home, ideally located in a peaceful cul-de-sac in Lowton. Perfect for first-time buyers in particular, this modern property combines style, space, and convenience.

Key Features:

- Modern three-bedroom semi-detached home
- Quiet cul-de-sac location
- Off-road parking for two vehicles
- Generous, well-maintained rear garden – perfect for relaxing or entertaining
- Spacious lounge and contemporary kitchen
- Offered with no onward chain

Inside, the home offers a bright and welcoming living area, a modern fitted kitchen and three well-proportioned bedrooms. The family bathroom and downstairs w.c complete the internal accommodation.

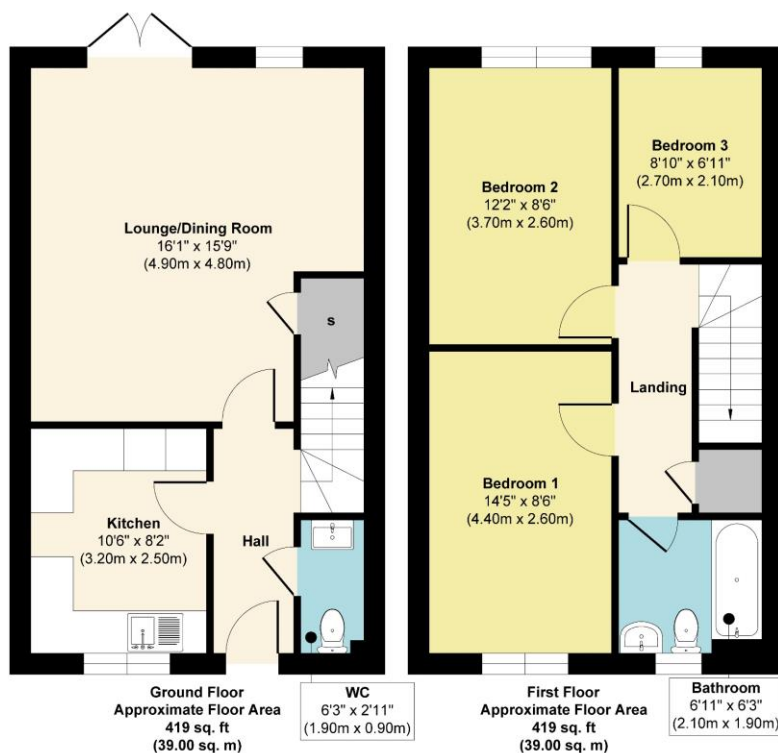
Outside, the generous rear garden provides a private retreat, ideal for summer barbecues or playtime with the kids. To the front, there's private off-road parking for two cars.

Located close to local schools, shops, and transport links, this property offers a fantastic opportunity to enjoy modern living on a popular street.

Don't miss out! Contact us today to arrange your viewing on 01925 222555







Approx. Gross Internal Floor Area 838 sq. ft / 78.00 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 and tile

Heating type: Gas Central Heating

Broadband: Standard - 1mbps download, 0.3mbps upload, Superfast 60mbps download, upload 16mbps, Ultrafast 1800mbps download, 220 mbps upload.

Mobile Signal/Coverage: Vodafone 86%, EE 81%, O2 81%, 3 81%

Flood Risk: Low (surface water), very low (rivers and sea).

Local Authority:

Wigan Metropolitan Borough Council

Council Tax:

Band C

Tenure:

Freehold

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.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

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