

Reeve Street, Lowton, WA3 1EJ

Stone Cross Estate Agents are delighted to present this two bedroom semi detached property situated in close proximity to local transport links and the East Lancashire Road, as well as being surrounded by desirable amenities, this cottage presents an excellent opportunity. The property comprises of a lounge, kitchen, orangery and an additional reception room to the ground floor. Upstairs promotes two double bedrooms and a family bathroom. Externally the property boasts an enclosed rear garden with mature shrubbery and off road parking to the front. Don't miss out - book a viewing now and secure your chance to own this charming property!

Offers in Excess of £199,950

- Two Bedrooms
- Semi-Detached
- Off Road Parking
- Enclosed Rear Garden
- Two Reception Rooms

Entrance

Lounge

14' 5" x 10' 10" (4.4m x 3.3m)

Composite double glazed door to the front elevation, UPVC double glazed door to the front elevation, ceiling light point an dad wall mounted radiator.

Kitchen

14' 5" x 11' 10" (4.4m x 3.6m)

Two UPVC double glazed windows to the rear elevation, part tiled walls, plumbing for a washing machine, oven, hob and extractor, stainless steel sink unit with a swan tap, space for a fridge freezer and a ceiling light point.

Orangery

UPVC double glazed door to the rear elevation, UPVC double glazed windows surrounding, wooden floor and a ceiling light point.

Reception Room

15' 5" x 8' 6" (4.7m x 2.6m)

Three UPVC double glazed windows to the front and side elevation, two ceiling light points and a wall mounted radiator.

Upstairs

Bedroom One

14' 5" x 10' 10" (4.4m x 3.3m)

UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bedroom Two

9' 10" x 8' 10" (3m x 2.7m)

UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bathroom

5' 11" x 4' 7" (1.8m x 1.4m)

UPVC double glazed frosted window to the rear elevation, shower cubicle, sink unit, W/C and tiled walls.

Outside

Front

Off Road Parking.

Rear

Mature Shrubbery and Paved Areas.

Tenure

Leasehold:

£TBC









Council Tax

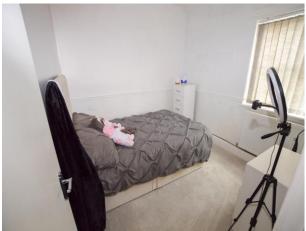
Α

Other Information

Water mains or private? Mains
Parking arrangements? Driveway
Flood risk? No
Coal mining issues in the area? No
Broadband how provided? TBC
If there are restrictions on covenants? TBC
Is the property of standard construction? Standard
Are there any public rights of way? No
Safety Issues? No

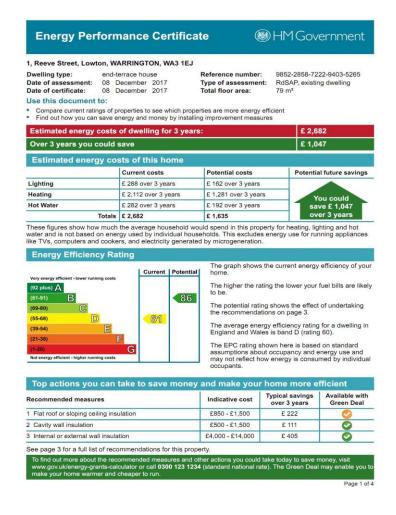
Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.











Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.