



Pocket Nook Lane, Lowton, WA3 1AH

£170,000

EXCELLENT VALUE MONEY!!! We are delighted to be able to present to you this beautifully presented and maintained 2 bedroom mid terraced house, situated in Lowton!



16 Pocket Nook Lane, Lowton, WA3 1AH

Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom semi-detached house, situated in Lowton. Benefiting from from a private plot position within walking distance of Lowton Town, 2 double bedrooms and open plan kitchen/diner.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links, especially the East Lancashire Road (A570), which is commutable within 5 minutes.

Tenure - FREEHOLD
Council tax band - B

GROUND FLOOR

Lounge 13'11" x 14'1" (4.26 x 4.31m)

Carpet flooring with gas fireplace, curtains and blind

Dining area 14'2" x 13'9" (4.34 x 4.20m)

High quality wood effect laminate flooring with under-stair storage cupboard and electric fireplace. Open aspect leading through to the kitchen area

Kitchen 7'10" x 13'11" (2.40 x 4.26m)

A combination of wood effect laminate and vinyl flooring with access to the rear garden and Skylight. A range of fitted kitchen units, worktops and integrated oven, hob and hood

FIRST FLOOR

Bedroom 11'2" x 14'1" (3.41 x 4.31m)

Carpet flooring with window to the front elevation, curtains and blind

Bedroom 6'11" x 16'7" (2.12 x 5.08m)

Carpet flooring with window to the rear elevation and blind

Bathroom

Vinyl flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen, heated towel rail, partially tiled decor and blind

EXTERNAL

Private South-facing rear garden with gated access to the rear. Roadside parking to the front of the property.





