

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Langfield, Lowton

Situated in a much sought after location with good access to the town is this beautifully presented four bedroom detached house offering excellent living space to include attractive gardens to the front and rear with ample off road parking leading to a garage

Asking Price £435,000

2 Langfield

Lowton, WA3 2QP



In further the accommodation comprises:-

GROUND FLOOR

ENTRANCE/HALL

LOUNGE

16'4 (max) x 11'4 (max) (4.88m'1.22m (max) x 3.35m'1.22m (max))
TV Point. Two radiators. Feature gas fireplace and surround. Wooden flooring. Bi folding doors leading direct to the garden

DINING ROOM

11'3 (max) x 9'1 (max). (3.35m'0.91m (max) x 2.74m'0.30m (max).)
Radiator. Wooden flooring

KITCHEN

12'2 (max) x 9'1 (max (3.66m'0.61m (max) x 2.74m'0.30m (max)
Fully fitted with wall and base cupboards. Sink unit with mixer taps. Tiled Walls. Wooden flooring.

UTILITY ROOM

8'8 (max) x 8'2 (max) (2.44m'2.44m (max) x 2.44m'0.61m (max))
Fitted sink unit with storage. Plumbing for a washing machine. Wooden flooring

STUDY

9'4 (max) x 6'11 (max). (2.74m'1.22m (max) x 1.83m'3.35m (max).)
Radiator. Wooden flooring

DOWNSTAIRS WC

WC. Wash Basin. Heated towel rail

FIRST FLOOR

ILANDING

BEDROOM

14'0 (max) x 9'3 (max) (4.27m'0.00m (max) x 2.74m'0.91m (max))
Fitted wardrobes. TV Point. Radiator. En-Suite

ENSUITE

Corner bath with overhead shower. Wash basin. WC.
Heated towel rail

BEDROOM

11'2 (max) x 10'0 (max). (3.35m'0.61m (max) x 3.05m'0.00m (max).)
Radiator. Fitted wardrobes

BEDROOM

10'0 (max) x 9'9 (max). (3.05m'0.00m (max) x 2.74m'2.74m (max).)
Radiator. Fitted wardrobes

BEDROOM

9'5 (max) x 8'4 (max) (2.74m'1.52m (max) x 2.44m'1.22m (max))
Radiator

BATHROOM

Bath with overhead shower. Wash basin. WC. Heated towel rail. Fully tiled.

OUTSIDE

GARAGE

17'4 (max) x 8'8 (max (5.18m'1.22m (max) x 2.44m'2.44m (max)

The property is approached over an entrance driveway with ample off road parking leading to a garage

GARDENS

The gardens are to the front and rear, very attractive and spacious, laid to lawn with surrounding flowerbeds, well stocked borders, raised decking and a patio area to the rear.

TENURE

Leasehold

VIEWING

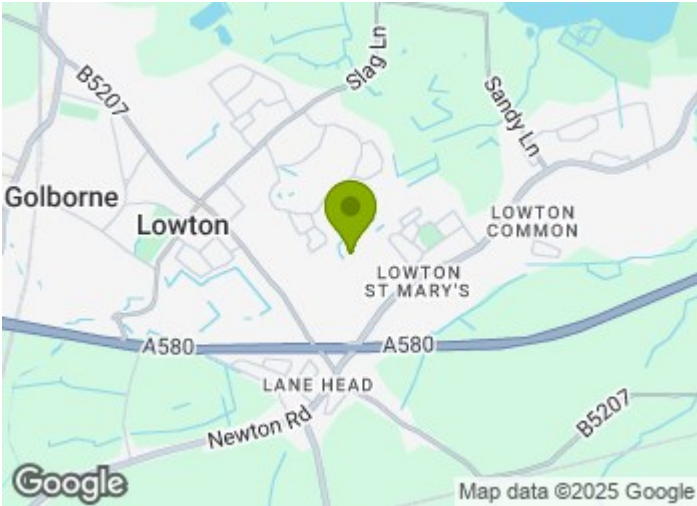
By appointment with the agents as overleaf.

COUNCIL TAX

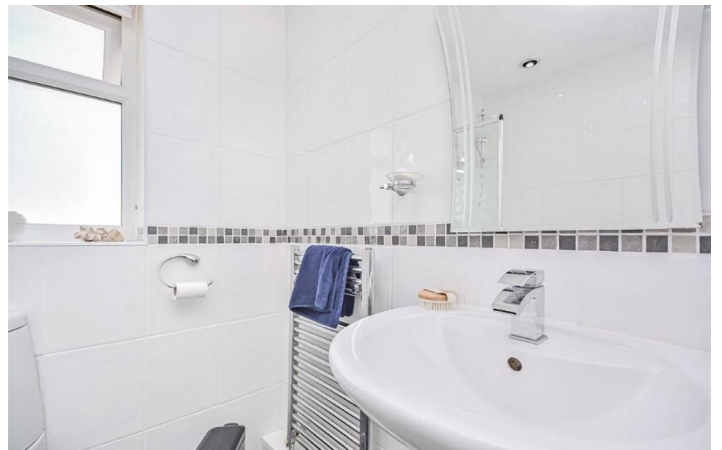
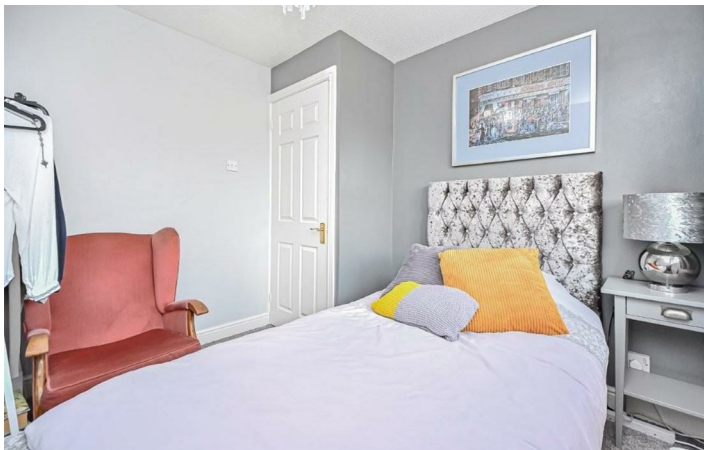
Council Tax Band E

PLEASE NOTE

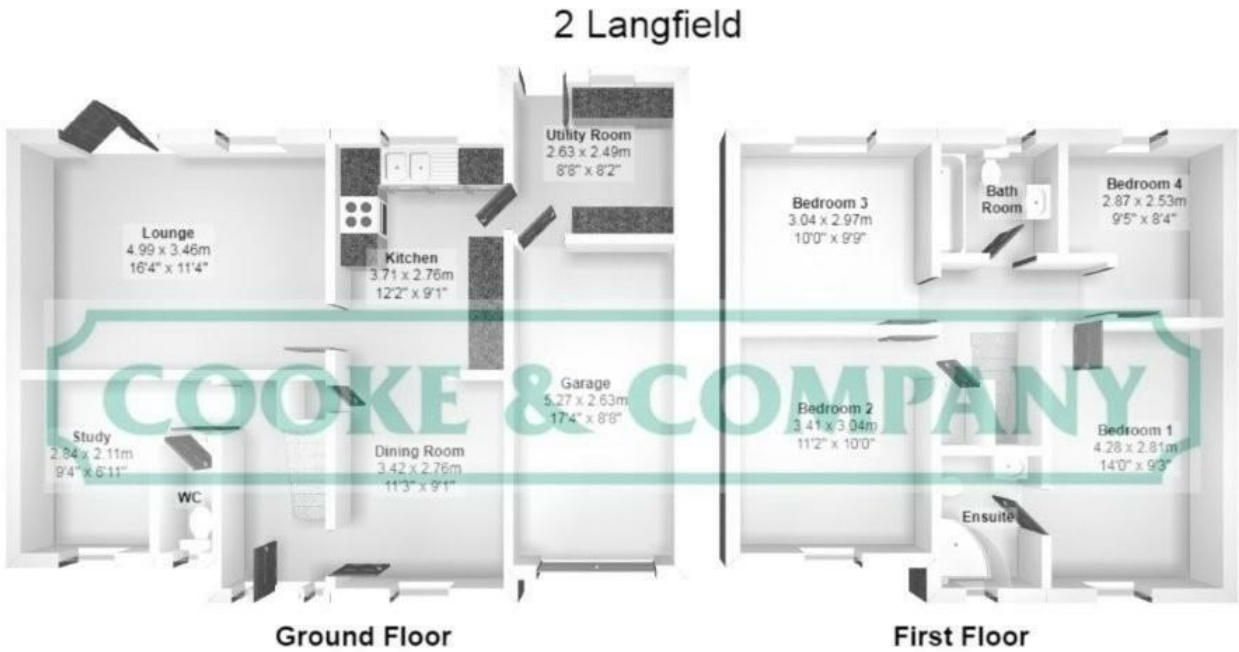
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.



Directions
WA3 2QP



Floor Plan



Total Area: 133.4 m² ... 1436 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 firms 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		84
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC