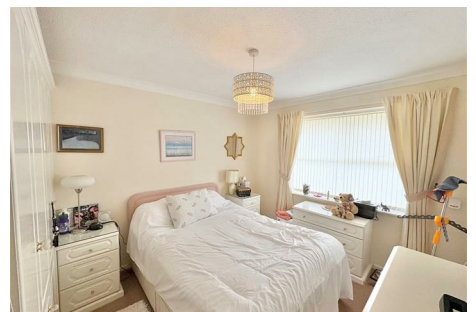


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Burnfell, Lowton

Situated in a very popular residential location offering attractive retirement accommodation for age 55 plus is this spacious garden fronted two-bedroom true bungalow with attractive communal gardens

SERVICE CHARGE £266 PCM

Asking Price £170,000

8 Burnfell

Lowton, WA3 2QW



In further the accommodation comprises:-

ENTRANCE HALL:

LOUNGE

17'4 (max) x 9'5 (max) (5.28m (max) x 2.87m (max))
Bay window. Feature fire and surround. TV point.

KITCHEN

8'1 (max) x 8'0 (max) (2.46m (max) x 2.44m (max))
Fitted with base units and wall cupboards. Oven. Hob. Extractor hood. Sink unit with mixer tap. Plumbing for washing machine.

SHOWER ROOM

7'8 (max) x 4'8 (max) (2.34m (max) x 1.42m (max))
Shower cubicle. Pedestal wash hand basin. Low level WC. Tiled walls.

BEDROOM

11'8 (max) x 9'4 (max) (3.35m'2.44m (max) x 2.74m'1.22m (max))
Fitted wardrobes.

BEDROOM

8'5 (max) x 8'0 (max) (2.57m (max) x 2.44m (max))
Door to communal gardens

OUTSIDE:

GARDENS

The property is garden fronted with attractive communal gardens

PARKING

Off road parking

TENURE

Leasehold

SERVICE CHARGE

£266 PCM

COUNCIL TAX

Council Tax Band A

VIEWING

By appointment with the agents as overleaf.

PLEASE NOTE

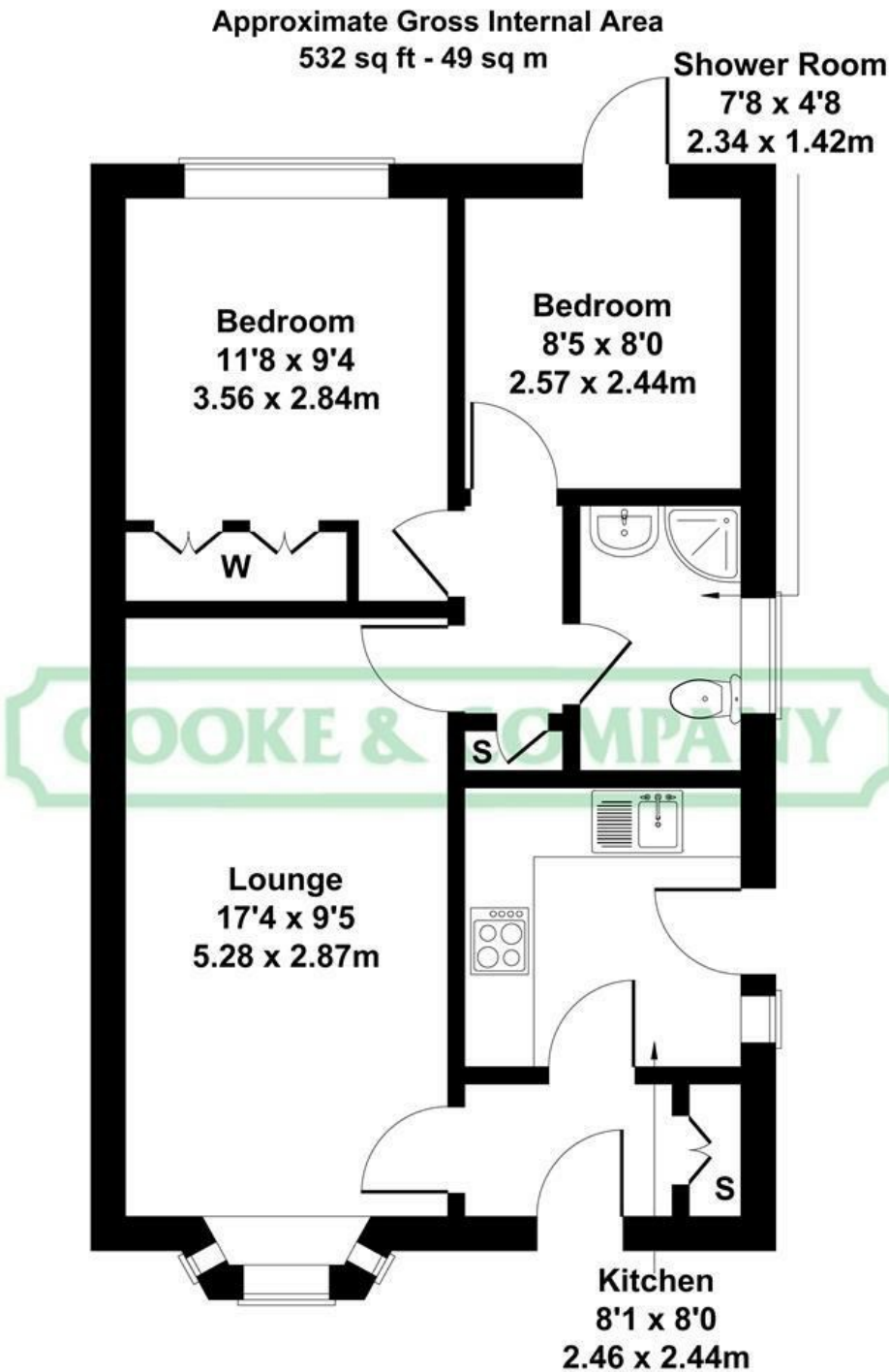
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WA3 2QW



Floor Plan



Not to Scale. Produced by The Plan Portal 2026
For Illustrative 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		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	