

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Rowan Avenue, Lowton

Situated in a highly sought after location is this good sized three bedroom detached bungalow offering spacious accommodation throughout to include gardens to the front, side and rear with off road parking

Asking Price £245,000

6 Rowan Avenue

Lowton, WA3 2DD



- FULL RENOVATION PROJECT • HIGHLY SOUGHT AFTER AREA
- VIRTUAL VIEWINGS ONLY - PLEASE CALL TO ARRANGE

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

17'3 (max) x 11'6 (max) (5.18m'0.91m (max) x 3.35m'1.83m (max))
Gas fire and surround.

DINING ROOM

17'3 (max) x 8'8 (max) (5.18m'0.91m (max) x 2.44m'2.44m (max))

KITCHEN

18'5 (max) x 8'8 (max) (5.49m'1.52m (max) x 2.44m'2.44m (max))
Fitted with wall and base units. Sink unit.
Double oven. Plumbing for washing machine. Door to rear.

BATHROOM

6'4 (max) x 5'5 (max) (1.83m'1.22m (max) x 1.52m'1.52m (max))
Panelled bath. Pedestal wash hand basin.
Low level WC. Radiator.

BEDROOM

13'7 (max) x 10'6 (max) (3.96m'2.13m (max) x 3.05m'1.83m (max))

BEDROOM

10'4 (max) x 9'9 (max) (3.05m'1.22m (max) x 2.74m'2.74m (max))

BEDROOM

9'6 (max) x 8'7 (max) (2.74m'1.83m (max) x 2.44m'2.16m (max))

OUTSIDE:

GARAGE

The property is approached over an entrance driveway which provides off road parking leading to a detached garage.

GARDENS

The gardens are to the front, side and rear and are mainly laid to lawn

TENURE

Leasehold

COUNCIL TAX

Council Tax Band D

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.



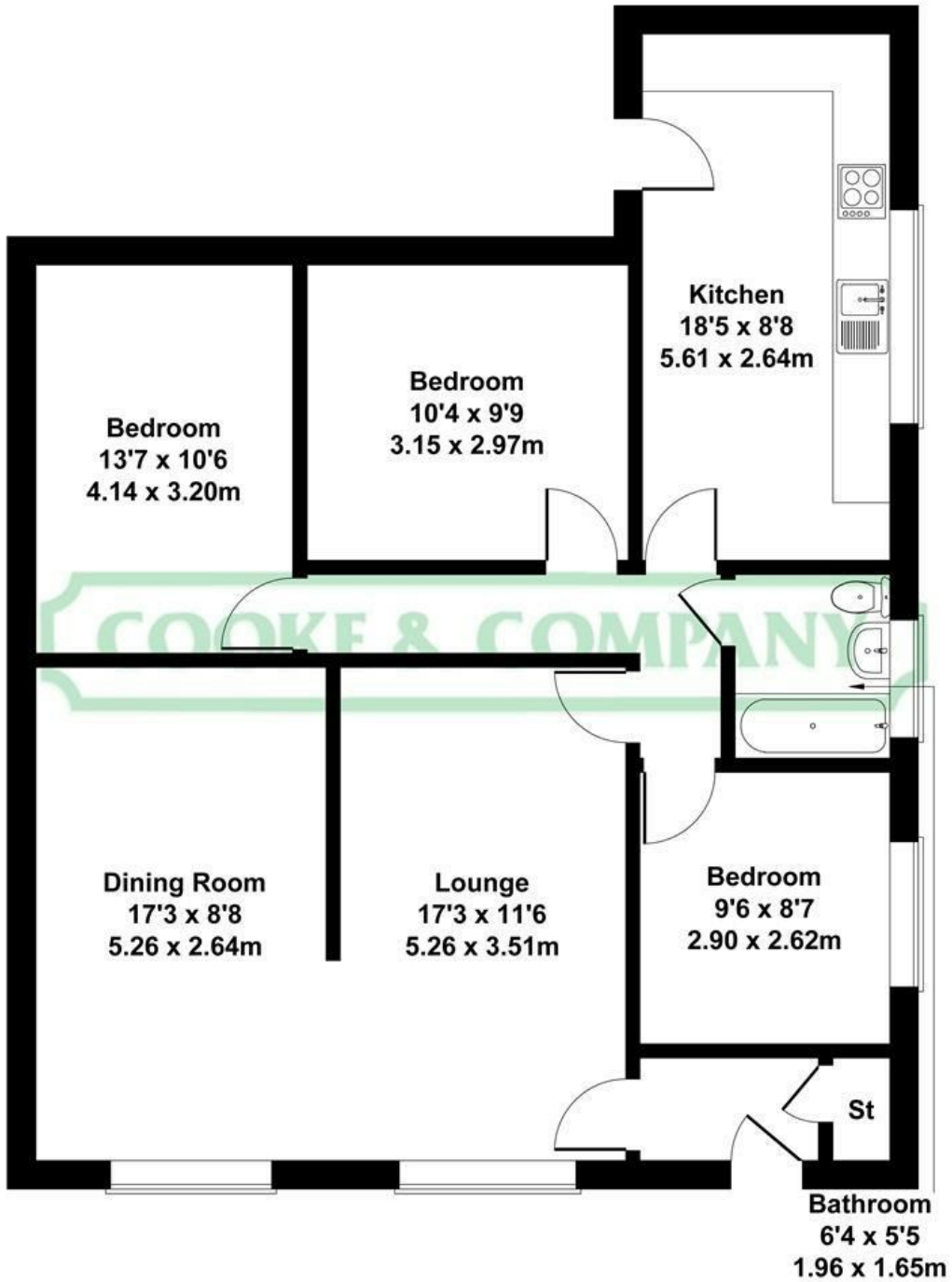
Directions

WA3 2DD



Floor Plan

Approximate Gross Internal Area
1004 sq ft - 94 sq m



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Fairclough House, 51 Lord Street, Leigh, Lancashire, WN7 1BY
Tel: 01942 603000 Email: info@cookeandcompany.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(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	