



THORNBURY AVENUE
LOWTON
WA3 2PG


FRASER
REEVES

THORNBURY AVENUE, LOWTON, WA3 2PG

****DESIRABLE ROAD** **NO ONWARD CHAIN**
****CONTEMPORARY EXTENDED BUNGALOW******

Fraser Reeves are delighted to offer for sale this spacious semi-detached bungalow in the popular Thornbury Avenue, Lowton.

In addition to two bedrooms, there is a generous sized living room, contemporary bathroom and extended kitchen-diner.

Outside you will find both a front and rear garden, driveway parking and a detached single garage.

This is an ideal opportunity for those looking to downsize from a larger property and as there is no onward chain, your move should be simple and straightforward.

To arrange your viewing, call us on 01925 222555, email sales@fraser-reeves.co.uk or pop into our office at 103 High Street, Newton Le Willows, WA12 9SL.







Floor Plan
Approx. Gross Internal Floor Area 673 sq. ft / 62.59 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and tile

Heating type: Gas Central Heating

Broadband: Standard - 2mbps download, 0.3mbps upload, Superfast 80mbps download, upload 20mbps, Ultrafast 10,000mbps download, 10,000 mbps upload.

Mobile Signal/Coverage: Vodafone 84%, EE 84%, O2 77%, 3 84%

Flood Risk: Very low

Conservation Area: No

Any planning permissions: No

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Local Authority: Wigan Metropolitan Borough Council

Council Tax: Tax Band B

Tenure: Freehold

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

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