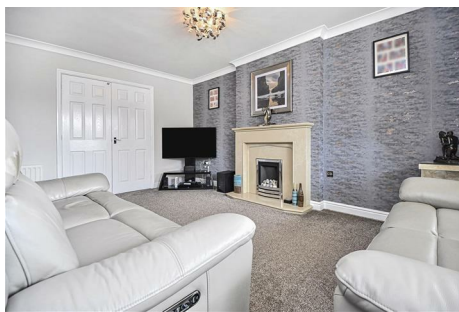
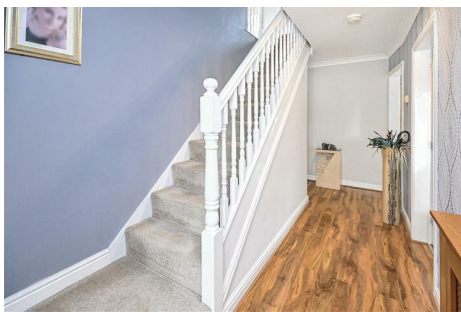


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Crompton Way, Lowton

Situated in a very popular location is this detached family home on a corner plot offering attractive and modern family accommodation throughout to include four bedrooms, master with en-suite off road parking, garage, large conservatory and gardens to the front and rear

Asking Price £475,000

3 Crompton Way

Lowton, WA3 1FS



- SITUATED IN A VERY POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

Radiator. Storage cupboard. Wooden flooring.

CLOAKROOM/WC

6'9 (max) x 2'8 (max) (2.06m (max) x 0.81m (max))

Vanity built in wash basin with storage. Low level WC. Heated towel rail. Tiled walls and floor.

LOUNGE

14'11 (max) x 10'9 (max) (4.27m'3.35m (max) x 3.05m'2.74m (max))

Feature fire surround and gas fire. TV Point. Radiator. Bay window. Double doors to dining room.

DINING ROOM

11'2 (max) x 9'2 (max) (3.35m'0.61m (max) x 2.74m'0.61m (max))

Wooden flooring. Radiator. Doors to conservatory.

KITCHEN

11'3 (max) x 8'11 (max) (3.35m'0.91m (max) x 2.44m'3.35m (max))

Fully fitted with wall and base units. Built in oven. Gas hob. Extractor. Sink unit with mixer tap. Radiator

UTILITY

6'4 (max) x 5'10 (max) (1.83m'1.22m (max) x 1.52m'3.05m (max))

Plumbing for washing machine. Radiator

CONSERVATORY

26'3 (max) x 13'1 (max) (8.00m (max) x 3.99m (max))

Bar area. Media wall. Doors to garden. Radiator. Wall mounted electric 126 (max) x 8'11 (max) (3.81m (max) x 2.72m (max)) heater.

FIRST FLOOR:

LANDING

Radiator

BEDROOM

15'9 (max) x 14'3 (max) (4.80m (max) x 4.34m (max))

Fitted wardrobes. Radiator

ENSUITE

6'8 (max) x 6'7 (max) (2.03m (max) x 2.01m (max))

Shower cubicle. Built in vanity wash basin. Low level WC. Heated towel rail. Tiled walls and floors

BEDROOM

11'2 (max) x 9'11 (max) (3.35m'0.61m (max) x 2.74m'3.35m (max))

Fitted wardrobes. Radiator.

BEDROOM

12'11 (max) x 8'11 (max) (3.66m'3.35m (max) x 2.44m'3.35m (max))

Fitted wardrobes. Radiator.

BEDROOM

9'1 (max) x 8'8 (max) (2.74m'0.30m (max) x 2.44m'2.44m (max))

Fitted wardrobes. Radiator

BATHROOM

9'1 (max) x 8'8 (max) (2.77m (max) x 2.64m (max))

Bath with hand held shower fitment. Built in vanity wash basin with storage. Low level WC. Tiled walls floor. Radiator.

OUTSIDE:

GARAGE

PARKING

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

GARDENS

The front garden is mainly laid to lawn surrounded by an attractive wrought iron fence. The rear garden is mainly laid to lawn with a raised decked area. In addition, there is a gazebo offering a covered outdoor seating area, perfect for entertaining.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band E

VIEWING

By appointment with the agents as overleaf.

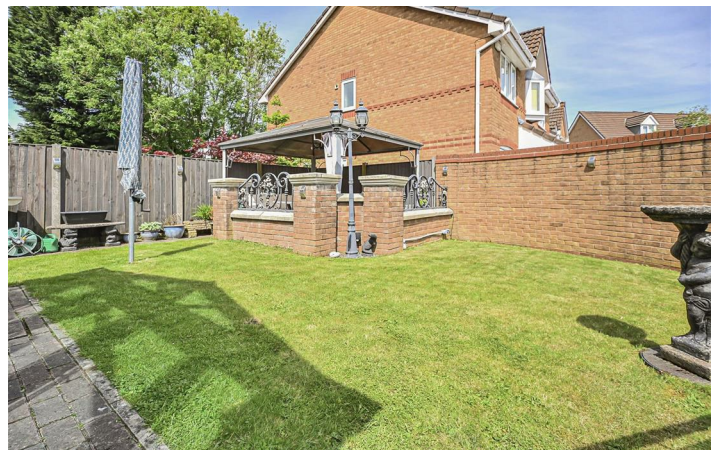
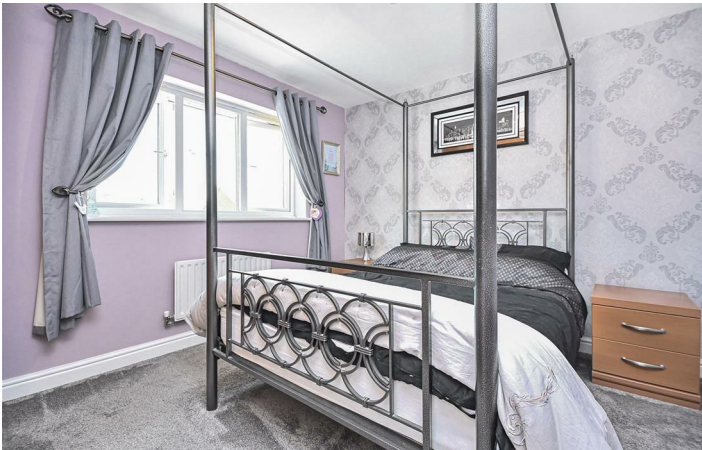
PLEASE NOTE

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.



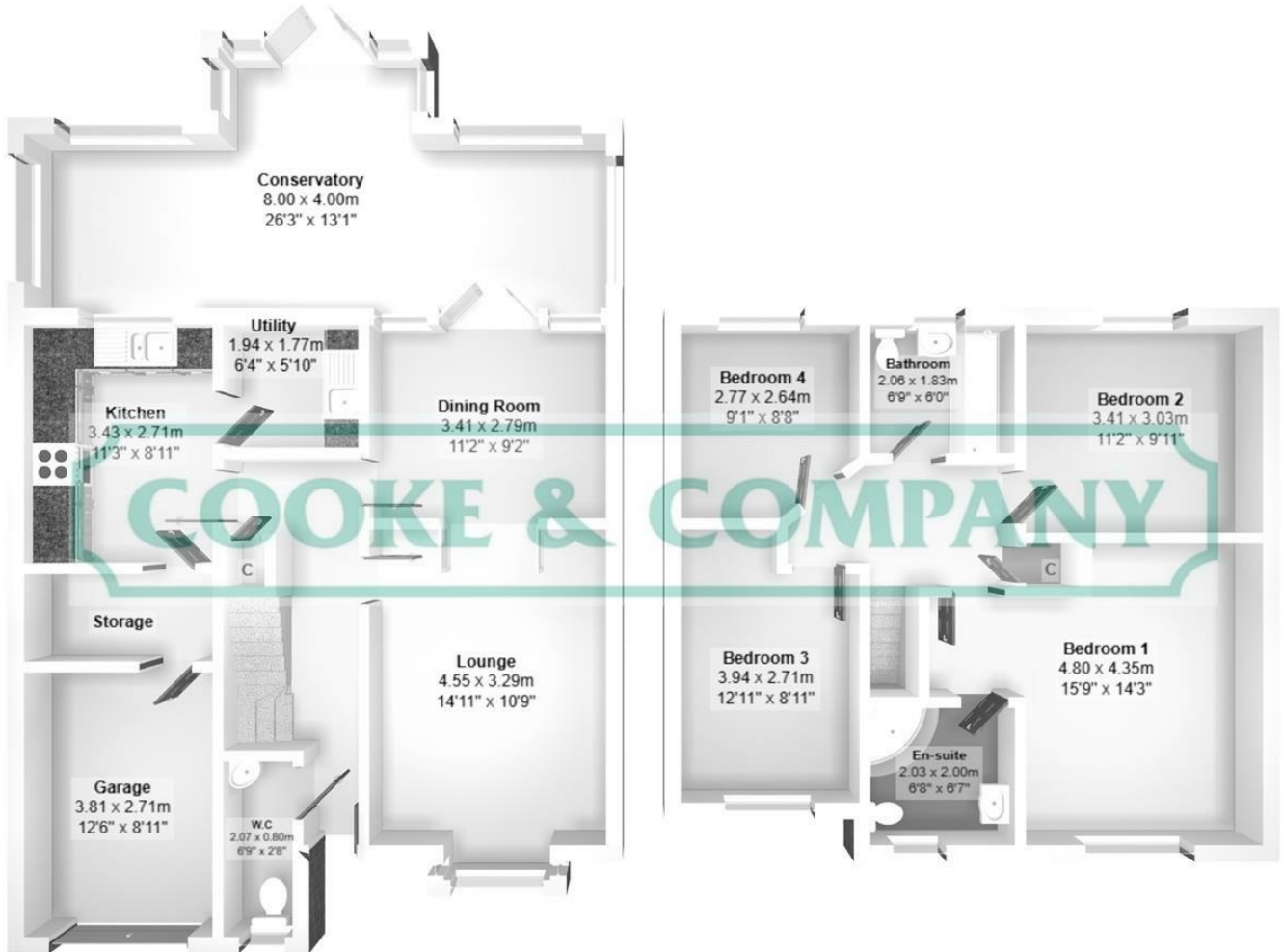
Directions

WA3 1FS



Floor Plan

3 Crompton Way, Lowton



Ground Floor

First Floor

Total Area: 156.6 m² ... 1686 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 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	76	85
(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	