

# COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



## Haddon Road, Lowton

Situated in a well-established residential location with good access to the town is this attractive two bedroom semi-detached house with ample off street parking to the front of the property and a garden n to the rear

Viewing highly recommended

**Asking Price £325,000**

# 59 Haddon Road

Lowton, WA3 2JQ



In further the accommodation comprises:-

## GROUND FLOOR

### ENTRANCE HALL

Radiator

### LOUNGE

17'10 (max) x 13'6 (max). (5.18m'3.05m (max) x 3.96m'1.83m (max).)

TV point. Wood burner. Radiator.

### KITCHEN/DINING ROOM

16'8 (max) x 15'8 (max). (4.88m'2.44m (max) x 4.57m'2.44m (max). )

Fully fitted with wall and base cupboards. Sink unit with mixer taps. Built in oven. Gas hob.

Plumbing for washing machine. Radiator.

Breakfast bar/seating. Doors to rear of property.

### GARAGE

16'0 (max) x 8'0 (max) (4.88m'0.00m (max) x 2.44m'0.00m (max))

### FIRST FLOOR:

### LANDING.

### BEDROOM

16'10 (max) x 12'2 (max). (4.88m'3.05m (max) x 3.66m'0.61m (max). )

Radiator

### BEDROOM

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

Radiator.

### BATHROOM

Low level WC. Walk in shower cubicle. Roll top bath. Pedestal wash basin. Radiator

### OUTSIDE

### PARKING

There is a driveway leading to an integral garage offering ample off street parking.

### GARDEN

The property is garden fronted and is approached by a paved pathway. The front garden is well stocked with established plants and shrubs. The rear of the property offers a

mainly laid to lawn garden with raised flowerbeds, shrubs and plants. There is also a paved patio/seating area.

### TENURE

Leasehold

### VIEWING

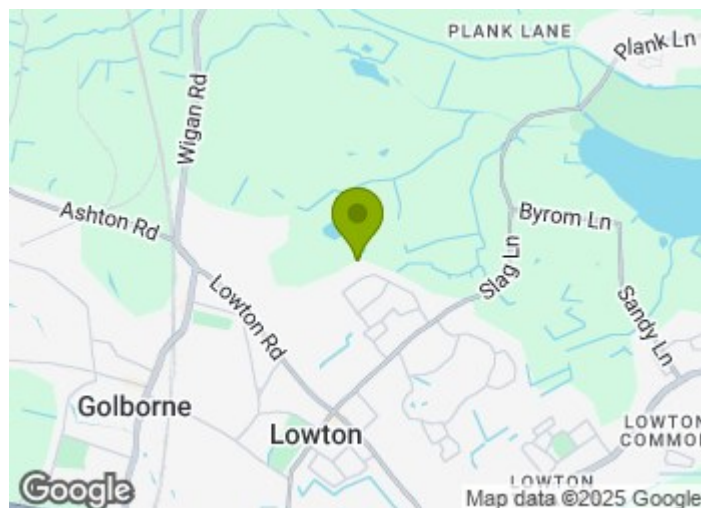
By appointment with the agents as overleaf.

### COUNCIL TAX

Council Tax Band C

### 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



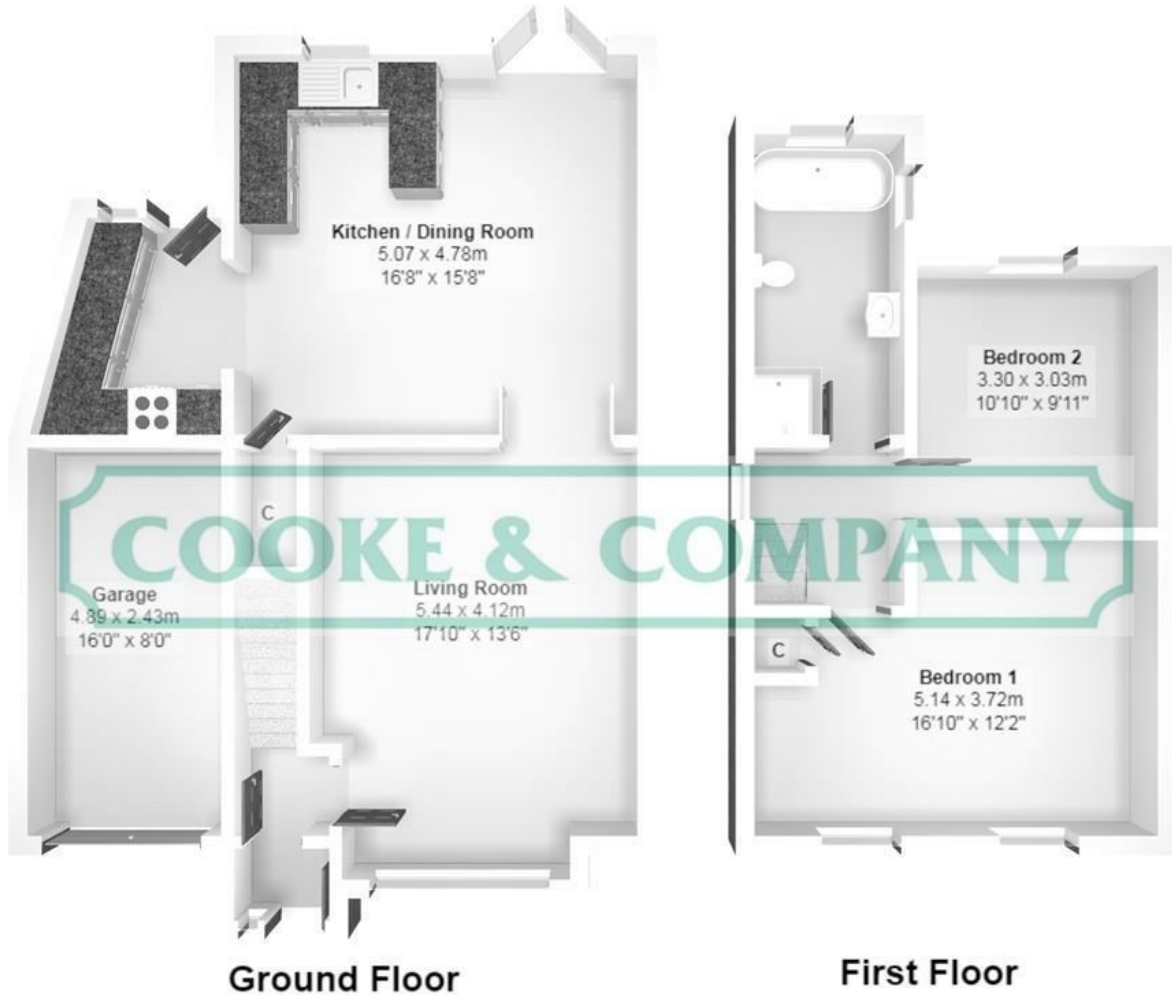
## Directions

WA3 2JQ



## Floor Plan

### 59 Haddon Road, Lowton



Total Area: 111.5 m<sup>2</sup> ... 1200 ft<sup>2</sup>

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	