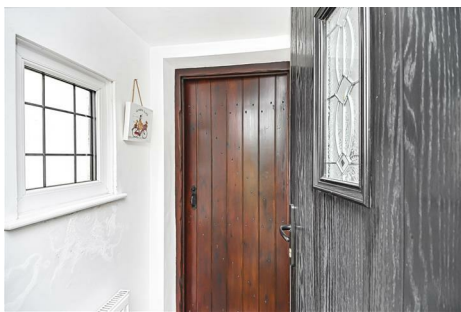


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Belle Vue, Lowton

A charming two bedroom cottage occupying a peaceful rural position, with beautiful open views over surrounding farmland to both the front and the rear. The property benefits from attractive gardens to both the front and the rear, providing excellent outdoor space and a wonderful sense of privacy and tranquillity while remaining conveniently placed for local amenities and countryside pursuits

Asking Price £350,000

3 Belle Vue

Lowton, WA3 1BN



- VIEWING HIGHLY RECOMMENDED
- NOT OVERLOOKED WITH STUNNING FARMLAND VIEWS
- GOOD ACCESS TO PENNINGTON COUNTRY PARK

Full of character and charm, the cottage retains a number of original features including an inglenook feature fireplace. The property has been thoughtfully updated to include newly fitted contemporary bathrooms, creating a stylish contrast with the property's traditional character. In further the Farmhouse accommodation comprises:-

GROUND FLOOR:

ENTRANCE PORCH

LOUNGE

18'1 (max) x 12'5 (max) (5.49m'0.30m (max) x 3.66m'1.52m (max))
Bay window. Inglenook Fireplace with Log Burner Fire. TV Point. Open plan staircase

KITCHEN/DINING ROOM:

12'5 (max) x 8'4 (max) (3.66m'1.52m (max) x 2.44m'1.22m (max))
Beamed ceiling. Oven. Hob. Extractor. Plumbing for washing machine.

BATHROOM

Shower cubicle. Low level WC. Bath with hand held shower fitment. Vanity built in wash basin. Radiator. Under floor heating.

FIRST FLOOR:

LANDING:

BEDROOM

14'9 (max) x 12'5 (max) (4.27m'2.74m (max) x 3.66m'1.52m (max))
Beamed ceiling. Radiator.

BEDROOM

13'1 (max) x 11'1 (max) (3.96m'0.30m (max) x 3.35m'0.30m (max))
Radiator.

WC

Low level WC. Wall hung hand wash basin. Under floor heating

OUTSIDE

In a semi-rural location with stunning field views and Pennington Lake, this character cottage offers everything required for family living. The property is approached via a gate leading to an entrance pathway and is garden fronted with raised flower beds and shrubs. To the rear is a large private mainly laid to lawn garden with a gate leading to a paved patio area, perfect for outdoor entertaining. In addition, there is a garden shed

with attached log store which has a power supply connecting to it with the facility for a tumble dryer.

TENURE

Leasehold

COUNCIL TAX

Council Tax Band B

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 1BN



Floor Plan



Total Area: 73.8 m² ... 795 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 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		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC