COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS

Adwell Close, Lowton

Situated in a very popular location close to local amenities and bus routes
is this attractive and beautifully remodelled detached family home
on a large corner plot offering modern family accommodation
throughout to include two large bedrooms,
off road parking, garage, and gardens to the front and rear

Asking Price £275,000

3 Adwell Close

Lowton, WA3 1DE

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- LARGE CORNER PLOT
- BEAUTIFULLY REMODELLED DETACHED FAMILY HOME
- VIEWING HIGHLY RECOMMENDED
- POPULAR LOCATION

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE
12'9 (max) x 11'4 (max) (3.89m (max) x 3.45m (max))
Bay window. TV point, Radiator

DINING KITCHEN
14'4 (max) x 10'1 (max) (4.37m (max) x 3.07m (max))
Fitted with wall and base units. Built in oven. Hob. Extractor. Sink unit with mixer tap. Plumbing for washing machine. Patio doors to rear garden.

FIRST FLOOR:

LANDING:

BEDROOM
14'4 (max) x 8'6 (max) (4.37m (max) x 2.59m (max))
2 x windows. Radiator

BEDROOM
14'4 (max) x 7'10 (max) (4.37m (max) x 2.39m (max))
2 x windows. 2 x radiators.

Was previously a three bedroom property and can easily be converted back to its original build.

BATHROOM
Bath with overhead shower fitment. Pedestal hand wash basin. Low level WC. Part tiled walls.

OUTSIDE:

PARKING AND GARAGE
The property is approached over a large stoned entrance driveway providing off road parking leading to a garage.

GARDENS
The rear enclosed garden is low maintenance with a seating area. In addition, there is a summer house, perfect for entertaining.

TENURE
Freehold

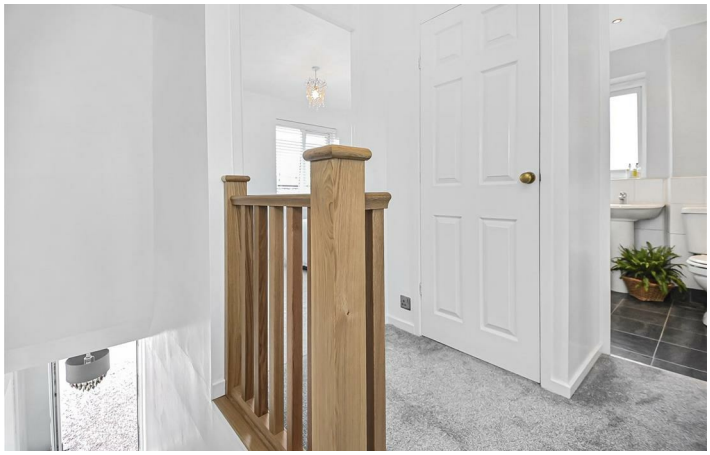
COUNCIL TAX
Wigan Council Tax Band B

VIEWING
By appointment with the agents as overleaf.

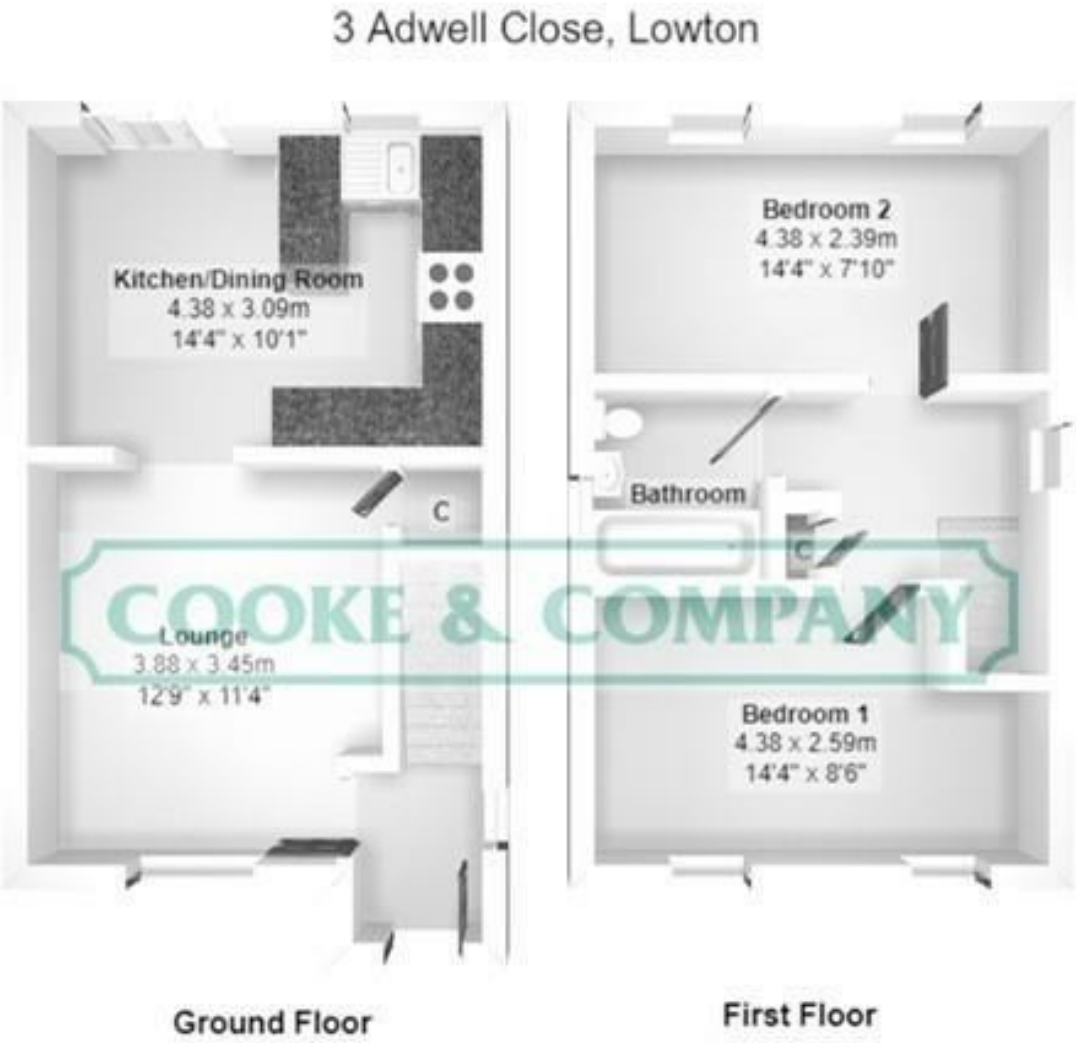
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Directions

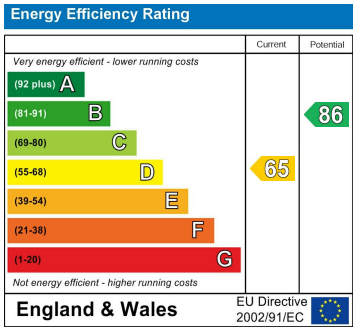
WA3 1DE



Floor Plan



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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