COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Crompton Way, Lowton

Situated in a very popular location is this
detached family home beautifully positioned on a generous plot
on the edge of this popular Bellway development
offering attractive and modern family accommodation
throughout to include three bedrooms, master with en-suite,
off road parking and detached garage, with gardens to the front, side and rear

Asking Price £325,000

192 Crompton Way

Lowton, WA3 1FW

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- BUILT BY BELLWAY
- LARGE PLOT
- ENVIABLE POSITION ON THE EDGE OF THE DEVELOPMENT
- SUMMER HOUSE WITH ELECTRICITY SUPPLY

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE
18'2 (max) x 10'1 (max) (5.54m (max) x 3.07m (max))
TV point. Radiator.

DINING KITCHEN
18'2 (max) x 8'8 (max) (5.54m (max) x 2.64m (max))
Fully fitted with wall and base units. Built in oven. Gas hob. Extractor. Sink unit with mixer tap. Plumbing for washing machine. Door to outside

CLOAKROOM/WC:
Wash basin. Low level WC. Radiator.

FIRST FLOOR:

LANDING
Radiator. Storage cupboard

BEDROOM
13'0 (max) x 10'4 (max) (3.96m (max) x 3.15m (max))
Radiator

ENSUITE
Shower cubicle. Wash basin. Low level WC. Radiator.

BEDROOM
11'4 (max) x 9'0 (max) (3.45m (max) x 2.74m (max))
Radiator

BEDROOM
9'0 (max) x 6'6 (max) (2.74m (max) x 1.98m (max))
Radiator

BATHROOM
7'6 (max) x 6'2 (max) (2.29m (max) x 1.88m (max))
Bath with shower fitment. Shower screen. Wash basin. Low level WC. Radiator.

OUTSIDE

PARKING AND GARAGE
The property offers ample off-road parking leading to a detached garage.

GARDENS
The front and side gardens are mainly laid to lawn with plants and shrubs. The rear garden is mainly laid to lawn with a paved patio area and a purpose-built summer house with a dedicated electricity supply, perfect for outdoor entertaining. In addition, there is small play area finished with wood chip, providing a practical and enjoyable space for children.

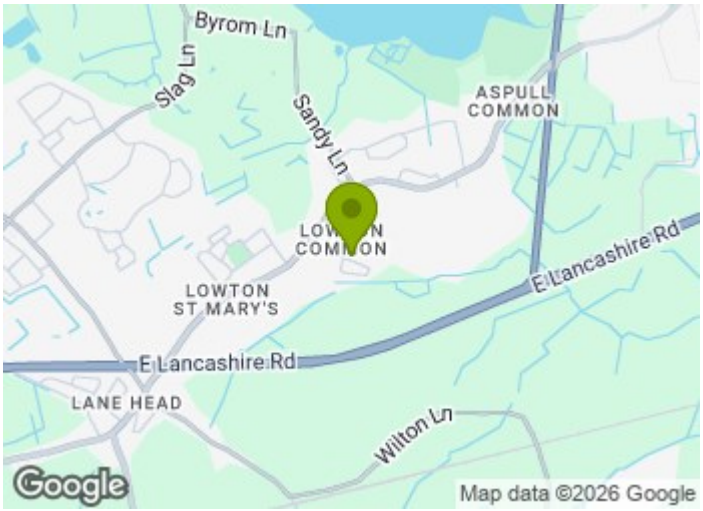
TENURE
Freehold

SERVICE CHARGE
£135 per annum

COUNCIL TAX
Council Tax Band C

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 1FW










Sofia

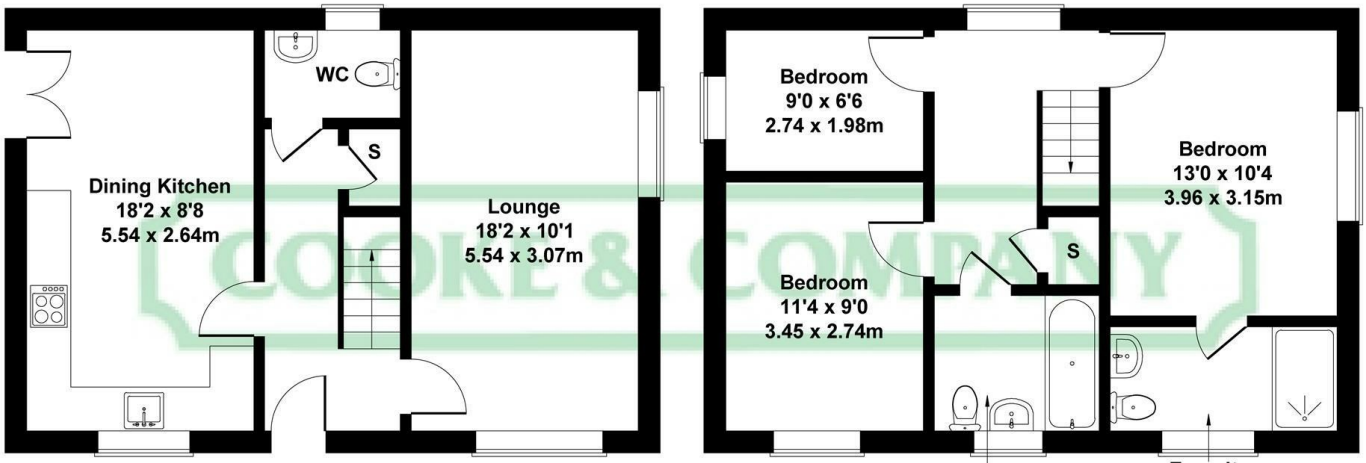






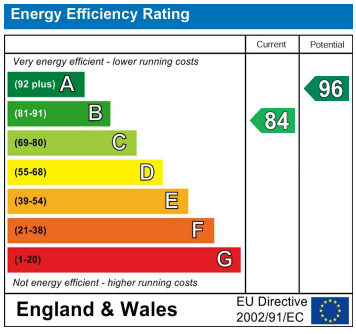
Floor Plan

Approximate Gross Internal Area
1016 sq ft - 94 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative 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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