

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Spawell Close, Lowton

Situated in an established residential location is this mews style one bedroom property offering attractive living accommodation over two floors to include gardens to the front and rear

Asking Price £120,000

41 Spawell Close

Lowton, WA3 2TF



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

11'7 (max) x 10'7 (max) (3.35m'2.13m (max) x 3.05m'2.13m (max))
Radiator. Door to outside.

DINING KITCHEN

14'1 (max) x 7'5 (max) (4.27m'0.30m (max) x 2.13m'1.52m (max))
DINING KITCHEN: 14'1 (max) x 7'5 (max) Fitted with wall and base cupboards. Sink unit with mixer tap. Oven, hob and extractor hood. Plumbing for washing machine. Part tiled walls. Radiator.

FIRST FLOOR:

LANDING:

BEDROOM

11'0 (max) x 10'6 (max) (3.35m'0.00m (max) x 3.05m'1.83m (max))
Radiator. Built in storage cupboards.

SHOWER ROOM

Shower cubicle. Vanity unit wash hand basin with storage. Low level WC.
Radiator.

OUTSIDE:

GARDENS

The property is approached via an entrance pathway with a good-sized garden to the front and private rear garden.

TENURE

Freehold

VIEWING

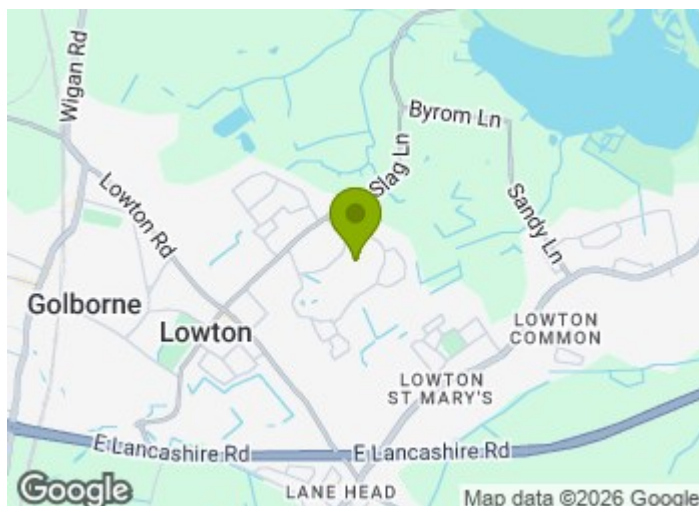
By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band A

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.

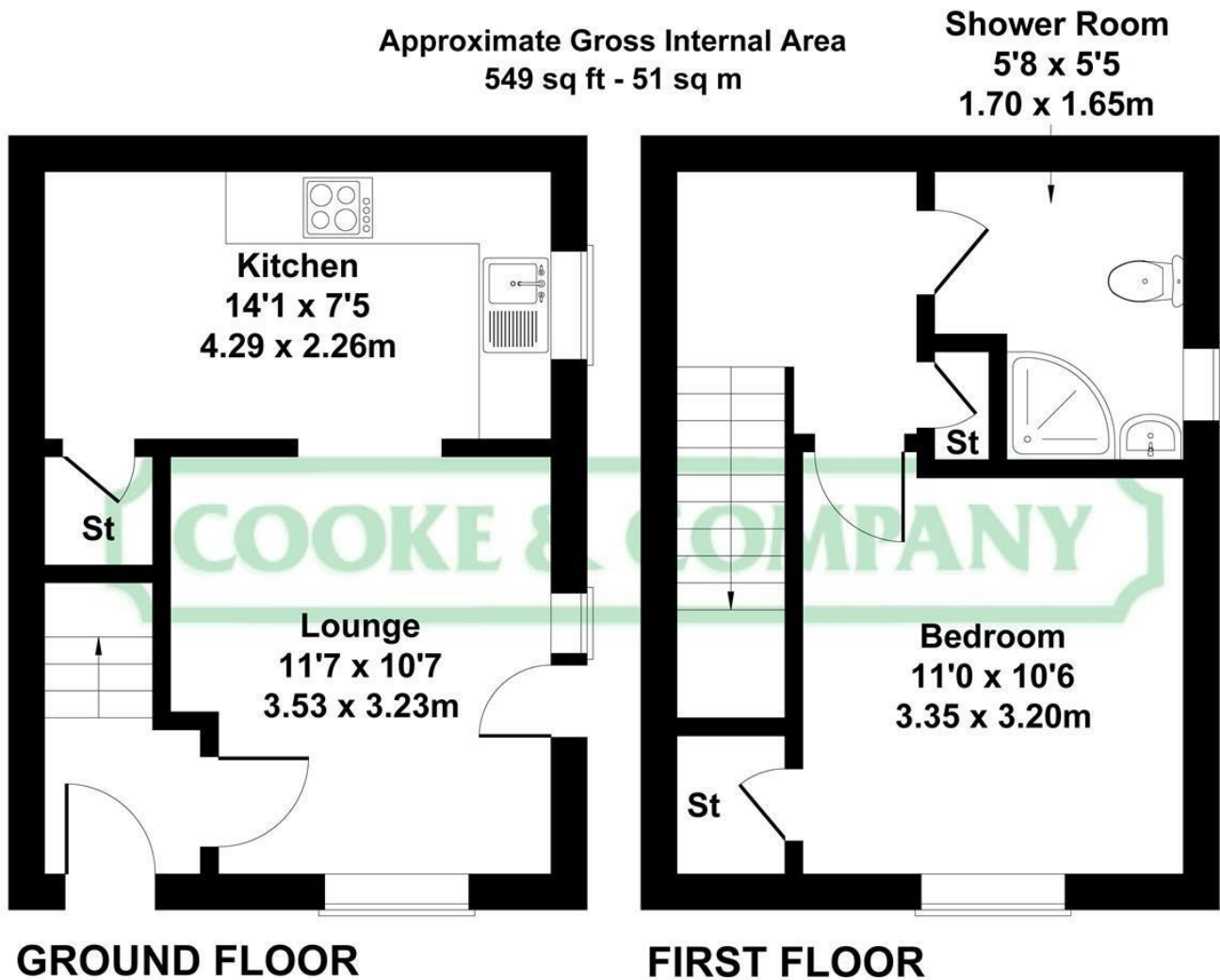


Directions

WA3 2TF



Floor Plan



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.

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		90
(81-91) B		
(69-80) C	75	
(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	