

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lindisfarne Avenue, Lowton

Situated in a very popular and sought after location is this well presented three bedroom semi detached family home offering good family accommodation over two floors to include off road parking and garage with gardens to the front and rear

Asking Price £220,000

2 Lindisfarne Avenue

Lowton, WA3 1ER



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

LOUNGE

16'4 (max) x 13'2 (max) (4.88m'1.22m (max) x 3.96m'0.61m (max))

Feature fire surround and fire. Radiator.

SITTING/DINING ROOM

19'2 (max) x 8'4 (max) (5.79m'0.61m (max) x 2.44m'1.22m (max))

Radiator. TV point.

KITCHEN

10'1 (max) x 9'1 (max) (3.05m'0.30m (max) x 2.74m'0.30m (max))

Fully fitted with wall and base cupboards. Sink unit with mixer tap. Built in oven. Hob. Extractor. Plumbing for washing machine. Door to rear.

FIRST FLOOR:

LANDING:

BEDROOM

12'3 (max) x (max) 10'4 (3.66m'0.91m (max) x (max) 3.05m'1.22m)

Radiator

BEDROOM

10'6 (max) x 9'3 (max) (3.05m'1.83m (max) x 2.74m'0.91m (max))

Radiator

BEDROOM

8'9 (max) x 8'4 (max) (2.44m'2.74m (max) x 2.44m'1.22m (max))

Radiator

BATHROOM

8'4 (max) x 8'3 (max) (2.44m'1.22m (max) x 2.44m'0.91m (max))

Panelled bath. Shower cubicle. Vanity built in wash basin with storage. Low level WC. Part tiled walls.

OUTSIDE:

GARAGE

12'8 (max) x 10'3 (max) (3.86m (max) x 3.12m (max))

PARKING

The property is approached over a block paved driveway which provides off road parking to the front leading to the garage.

GARDENS

The front garden is low maintenance with established shrubs and plants. To the rear is a large low maintenance garden with a paved patio area with borders including established plants, shrubs and trees.

TENURE

Leasehold

VIEWING

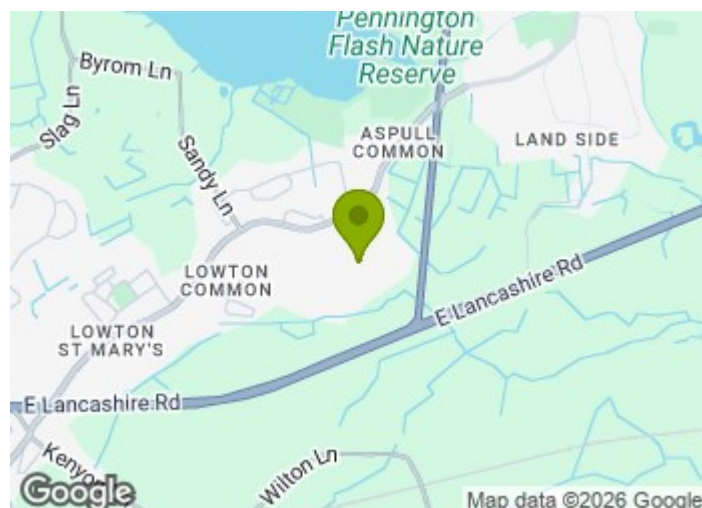
By appointment with the agents as overleaf.

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.

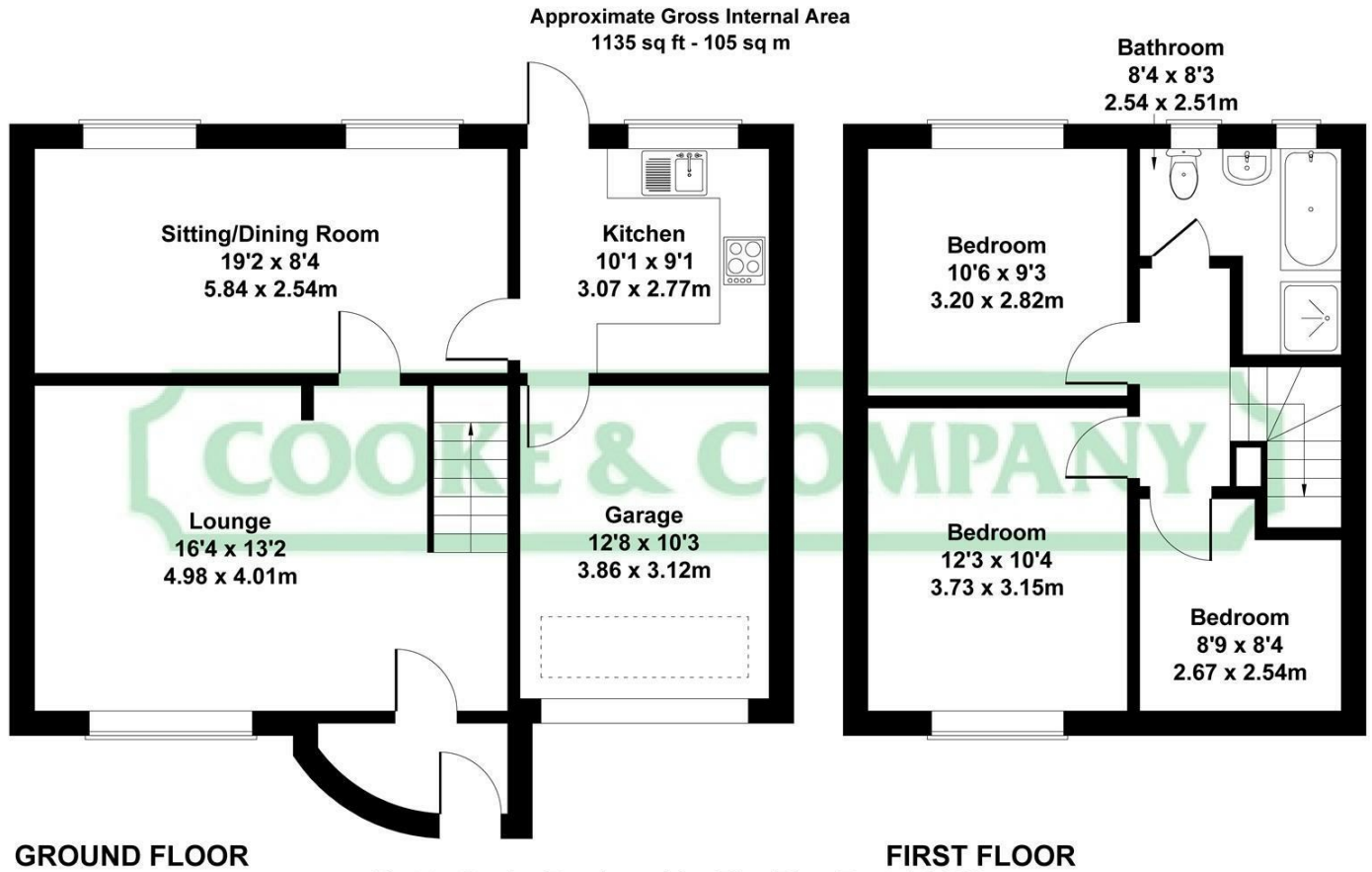


Directions

WA3 1ER



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 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		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	