



WENSLEY ROAD
LOWTON
WA3 2PE

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WENSLEY ROAD, LOWTON, WA3 2PE

NO CHAIN INVOLVED - SOUGHT-AFTER LOCATION

Occupying a pleasant position just off Church Lane, this well-proportioned three-bedroom semi-detached home offers an excellent opportunity for buyers seeking a spacious family home in an established and popular residential location. Offered for sale with the added advantage of no onward chain, the property is sure to appeal to a wide range of purchasers.

The accommodation offers well-balanced living space, including a generously sized lounge and a spacious kitchen/diner, providing an ideal setting for everyday family living and entertaining. To the first floor are three bedrooms, making this an appealing choice for growing families, first-time buyers or those looking for a home with plenty of potential.

Conveniently situated for local amenities, schools and excellent commuter links, the property enjoys easy access to the East Lancashire Road (A580), with the M6 motorway just a short distance away, providing convenient connections throughout the North West. With its desirable location, generous accommodation and NO ONWARD CHAIN, early viewing is highly recommended.

To arrange your viewing, call Fraser Reeves on 01925 222555, email sales@fraser-reeves.co.uk or visit our office at 103 High Street, Newton le Willows, WA12 9SL





FLOORPLAN COMING SOON

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and tile

Heating type: Gas central heating

Broadband: standard 2mbps download, 0.4mbps upload, superfast 55 mbps download, 13 mbps upload, ultrafast 10000 mbps download 10000 mbps upload, Virgin media, Openreach, Freedom Fibre

Mobile Signal/Coverage: EE 85%, O2 80%, 3 86%, Vodafone 85%.

Flood Risk: Very low

Planning Permissions: No planning applications identified on the Local Authority online planning register.

Conservation Area?: No

Local Authority: Wigan Borough Council

Council Tax: Tax Band B

Tenure: Freehold



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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

103 High Street. Newton-le-Willows WA12 9SL

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