

10, Sandy Lane, Lowton, WA3 1DQ

 **REGAN & HALLWORTH**  
The Professional Estate & Letting Agents

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## 10, Sandy Lane, Lowton, WA3 1DQ

*The perfect starter home located in a superb setting close to the stunning Pennington Flash.*

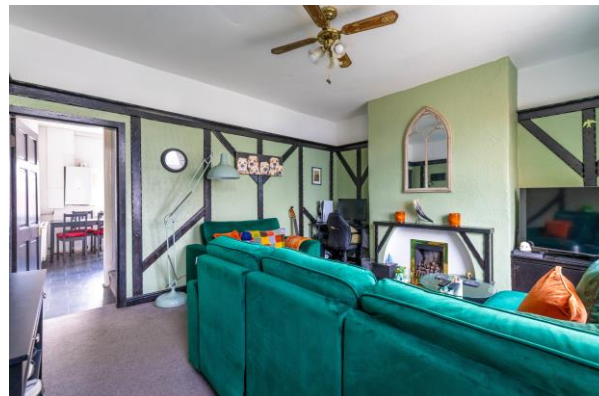


- Charming cottage-style terrace
- Ideal starter home
- Well presented throughout
- Close to Pennington Flash
- 2 bedrooms / 1 reception room
- Competitively priced
- Lovely, sought after location
- 750 SQFT

Boasting fantastic value for money for today's busy market & perfectly suited for any first time buyers looking to get onto the property ladder - this competitively priced mid terrace cottage is enviably located on the hugely sought after Sandy Lane in the pretty village of Lowton.

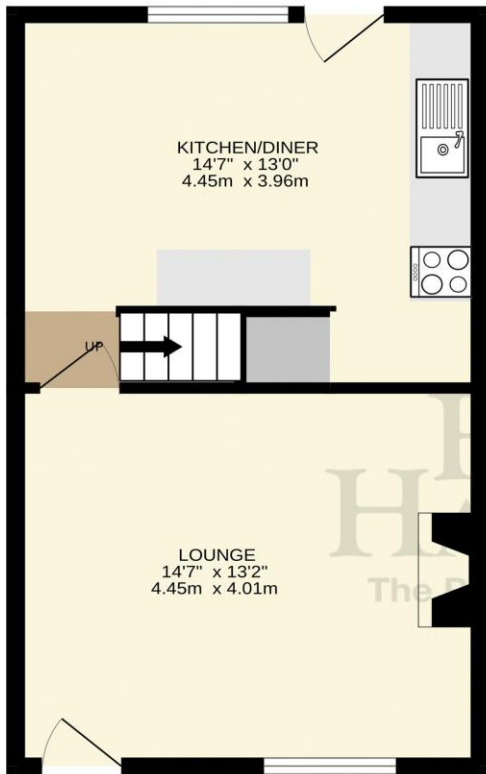
Internally, the property is arranged across two floors that in brief comprise; a spacious front lounge / sitting room with feature fireplace, plus a modern-style fitted kitchen to the rear. Upstairs, there are two good sized bedrooms, plus there is a notably spacious principal bathroom suite too. Externally, the home boasts a terrace-style, walled garden to the rear & a small garden to the front.

Locally, the home is positioned just a short walk to the picturesque Pennington Flash, which is home to various trails, walks and high diversity of wildlife. Furthermore, the East Lancs Road, which gives commutable access to both Liverpool and Manchester, is less than a five minute drive away & the area's acclaimed schools are within easy reach. Early inspection is highly recommended on this perfect starter property.

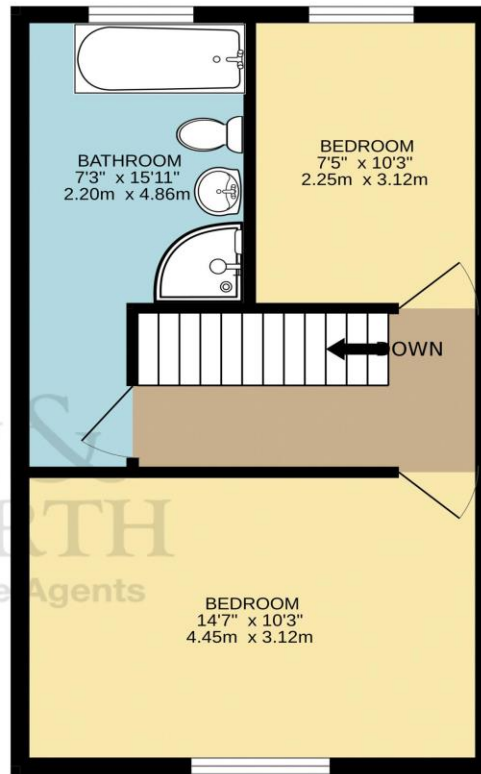




**GROUND FLOOR**  
375 sq.ft. (34.9 sq.m.) approx.



**1ST FLOOR**  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Tenure** - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you, please contact us and we will be pleased to check the information for you.

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