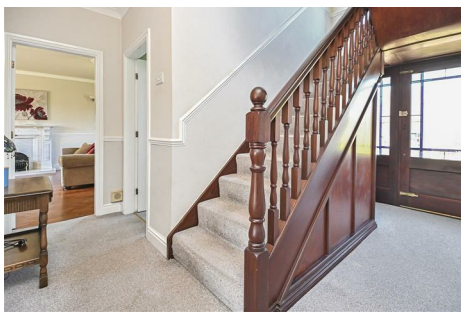


COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Lynwood Avenue, Lowton

Located in a popular and well-established location with excellent access to commuter routes is this immaculately presented detached family home with four bedrooms, beautiful gardens to the front and rear and a driveway leading to an integral garage

VIEWING HIGHLY RECOMMENDED

Asking Price £559,950

18 Lynwood Avenue

Lowton, WA3 1HJ



In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL:

Radiator. Under stairs storage.

LOUNGE

20'11 (max) x 14'9 (max) (6.10m'3.35m (max) x 4.27m'2.74m (max))
TV Point. Radiator. Wooden flooring. Feature fire surround and electric fire. Double doors to rear garden.

DINING ROOM

Double doors leading to rear garden. Radiator

SITTING ROOM

13'0 (max) x 10'6 (max) (3.96m'0.00m (max) x 3.05m'1.83m (max))
TV point

KITCHEN

13'0 (max) x 9'11 (max) (3.96m'0.00m (max) x 2.74m'3.35m (max))
Fully fitted with wall and base units. Sink unit with mixer tap. Built in double oven. Hob. Extractor. Tiled flooring. Door to rear.

UTILITY

8'9 (max) x 8'8 (max) (2.44m'2.74m (max) x 2.44m'2.44m (max))
Fitted wall and base units. Work surface. Plumbing for washing machine. Radiator.

CLOAKROOM/WC

Wash hand basin. Low level WC. Radiator.

FIRST FLOOR:

LANDING

Radiator

BEDROOM

14'8 (max) x 11'1 (max) (4.27m'2.44m (max) x 3.35m'0.30m (max))
Radiator. Fitted wardrobes.

BEDROOM

14'10 (max) x 9;10 (max) (4.27m'3.05m (max) x 2.74m;3.05m (max))
Radiator. Fitted wardrobes.

ENSUITE

Shower Enclosure. Low level WC. Wash hand basin. Heated Towel Rail. Part tiled walls.

BEDROOM

13'1 (max) x 10'6 (max) (3.96m'0.30m (max) x 3.05m'1.83m (max))
Radiator. Fitted wardrobes.

BEDROOM

13'0 (max) x 10'0 (max) (3.96m'0.00m (max) x 3.05m'0.00m (max))
Radiator. Fitted wardrobes.

BATHROOM

Modern bath with shower fitment over bath. Low level WC. Heated towel rail. Built in vanity wash basin with storage. Fully tiled.

SECOND FLOOR

Spacious loft rooms with built in storage. Radiator

OUTSIDE:

PARKING

Driveway offering off road parking leading to an integral garage..

GARDENS

The well-presented front lawn is mainly laid to lawn with beautiful raised flowerbeds and hedges. To the rear is a large mainly laid to lawn garden with established plants and shrubs In addition, there is a paved patio/seating area perfect for outdoor entertaining.

TENURE

Freehold

COUNCIL TAX

Council Tax Band F

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 1HJ



Floor Plan

18 Lynwood Avenue, Lowton



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		
(81-91) B		
(69-80) C		
(55-68) D	63	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		