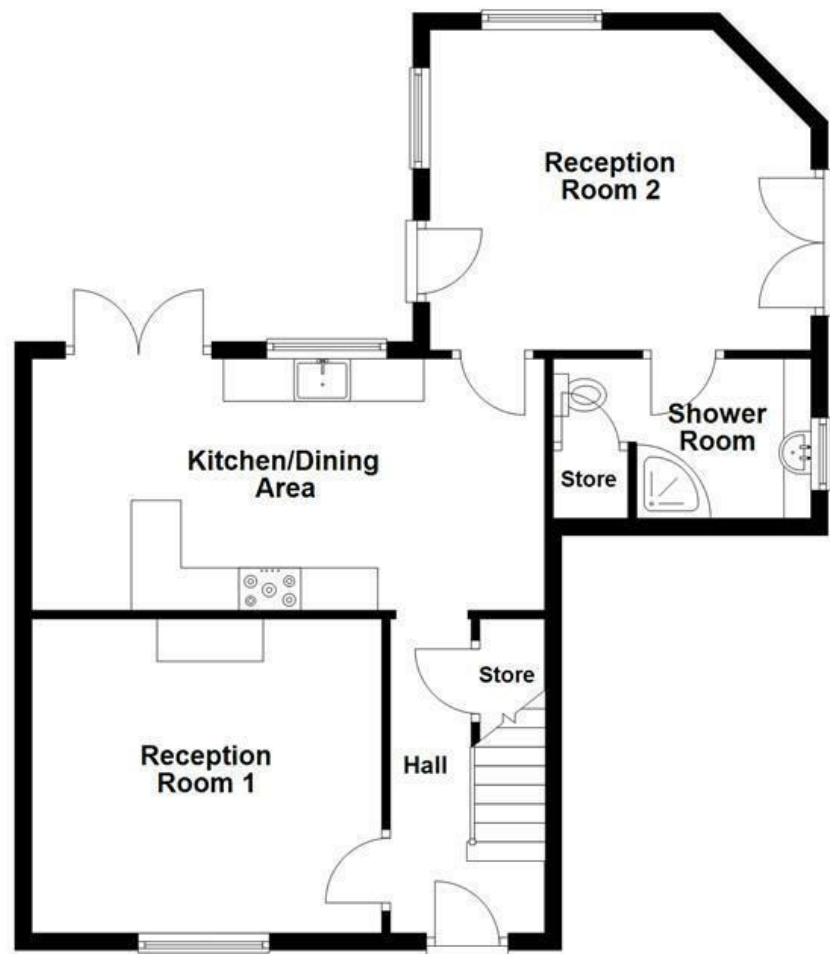
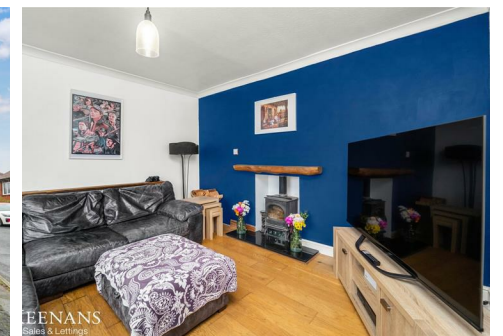
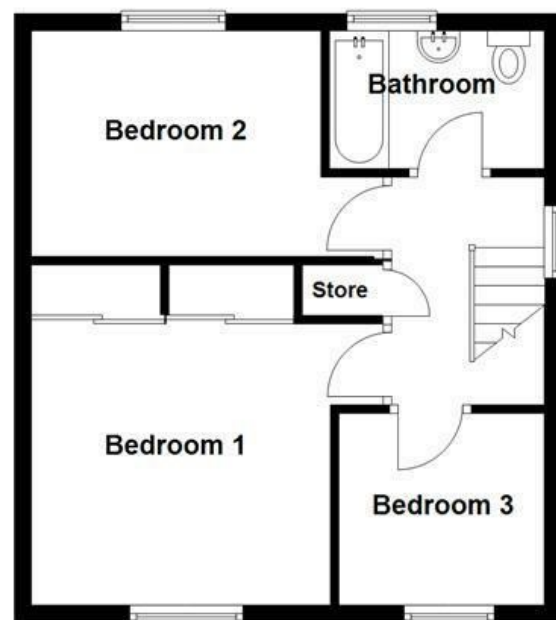


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>69</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.

## Lowe View, Waterfoot, BB4 9BY

### £220,000

STUNNING THREE BEDROOM FAMILY HOME IN THE HEART OF WATERFOOT

Welcome to Lowe View, Waterfoot, this enviable three-bedroom semi-detached house offers a perfect blend of comfort and style. The property boasts a wrap-around rear garden, complete with a decked area that features a luxurious hot tub, ideal for relaxation and entertaining.

Inside, you will find two spacious living areas that provide ample room for family gatherings and quiet evenings alike. The country-style dining kitchen is a true highlight, showcasing a stunning exposed brick feature wall that adds character and warmth to the space. The lounge is particularly inviting, featuring a cosy log burner that creates a snug atmosphere during the colder months.

The home comprises two generously sized double bedrooms, alongside a third generously sized bedroom, making it perfect for families or those needing extra space for guests or a home office. The modern family bathroom is well-appointed, ensuring convenience for all.

Situated close to local amenities, this property offers both tranquility and accessibility, making it an ideal choice for those seeking a comfortable family home in a friendly community. With its appealing features and prime location, this house is a must-see for anyone looking to settle in Waterfoot.



Lowe View, Waterfoot, BB4 9BY

£220,000

3 2 2 C

- Exceptional Semi Detached Property
- Contemporary Fitted Dining Kitchen
- Off Road Parking
- EPC Rating C
- Three Bedrooms
- Ample Living Space
- Tenure Freehold
- Three Piece Bathroom Suite
- Spacious Rear Garden with Hot Tub
- Council Tax Band A

Ground Floor

Entrance Hall

12'2 x 6'0 (3.71m x 1.83m)  
UPVC double glazed frosted front door, UPVC double glazed window, central heating radiator, wood effect laminate flooring, under stairs storage, door to reception room one, open to kitchen/dining area and stairs to first floor.

Reception Room One

13'6 x 12'1 (4.11m x 3.68m)  
UPVC double glazed window, central heating radiator, coving, cast iron log burner with granite hearth and wooden mantel, television point and wood effect laminate flooring.

Kitchen/Dining Area

19'11 x 9'9 (6.07m x 2.97m)  
UPVC double glazed window, central heating radiator, range of panelled wall and base units with wood effect work surfaces, tiled splashback, Belfast sink with mixer tap, integrated oven with five ring gas hob and extractor hood, space for American-style fridge freezer, plumbing for washing machine, integrated seating, exposed brick wall, spotlights, herringbone wood effect lino flooring, door to reception room two and UPVC double glazed French doors to rear.

Reception Room Two

14'9 x 12'5 (4.50m x 3.78m)  
Two UPVC double glazed windows, central heating radiator, spotlights, wood effect laminate flooring, door to shower room, UPVC double glazed frosted door and UPVC double glazed French doors to rear.

Shower Room

10'0 x 6'2 (3.05m x 1.88m )  
UPVC double glazed frosted window, central heated towel rail, dual flush W/C, vanity top wash basin with mixer tap, electric feed shower enclosed, fitted storage, partially tiled elevations, spotlights, extractor fan, loft access and wood effect laminate flooring.

First Floor

Landing

8'3 x 5'11 (2.51m x 1.80m)  
UPVC double glazed window, loft access, doors leading to three bedrooms, bathroom and storage.

Bedroom One

13'8 x 11'8 (4.17m x 3.56m)  
UPVC double glazed window, central heating radiator and fitted wardrobe.

Bedroom Two

13'11 x 10'2 (4.24m x 3.10m )  
UPVC double glazed window and central heating radiator.

Bedroom Three

7'11 x 7'11 (2.41m x 2.41m)  
UPVC double glazed window, central heating radiator and wood effect laminate flooring.

