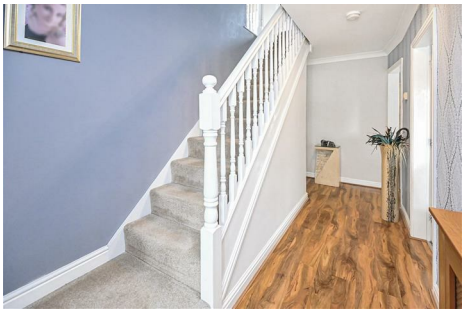
COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Crompton Way, Lowton

Situated in a very popular location is this
detached family home on a corner plot
offering attractive and modern family accommodation
throughout to include four bedrooms, master with en-suite
off road parking, garage, large conservatory and gardens to the front and rear

Asking Price £459,950

3 Crompton Way

Lowton, WA3 1FS

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- SITUATED IN A VERY POPULAR LOCATION
- VIEWING HIGHLY RECOMMENDED
- NO ONWARD CHAIN

In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALL
Radiator. Storage cupboard. Wooden flooring.

CLOAKROOM/WC
6'9 (max) x 2'8 (max) (2.06m (max) x 0.81m (max))
Vanity built in wash basin with storage. Low level WC. Heated towel rail. Tiled walls and floor.

LOUNGE
14'11 (max) x 10'9 (max) (4.27m'3.35m (max) x 3.05m'2.74m (max))
Feature fire surround and gas fire. TV Point. Radiator. Bay window. Double doors to dining room.

DINING ROOM
11'2 (max) x 9'2 (max) (3.35m'0.61m (max) x 2.74m'0.61m (max))
Wooden flooring. Radiator. Doors to conservatory.

KITCHEN
11'3 (max) x 8'11 (max) (3.35m'0.91m (max) x 2.44m'3.35m (max))
Fully fitted with wall and base units. Built in oven. Gas hob. Extractor. Sink unit with mixer tap. Radiator

UTILITY
6'4 (max) x 5'10 (max) (1.83m'1.22m (max) x 1.52m'3.05m (max))
Plumbing for washing machine. Radiator

CONSERVATORY
26'3 (max) x 13'1 (max) (8.00m (max) x 3.99m (max))
Bar area. Media wall. Doors to garden. Radiator. Wall mounted electric heater.

FIRST FLOOR:

LANDING
Radiator

BEDROOM
15'9 (max) x 14'3 (max) (4.80m (max) x 4.34m (max))
Fitted wardrobes. Radiator

ENSUITE
6'8 (max) x 6'7 (max) (2.03m (max) x 2.01m (max))
Shower cubicle. Built in vanity wash basin. Low level WC. Heated towel rail. Tiled walls and floors

BEDROOM
11'2 (max) x 9'11 (max) (3.35m'0.61m (max) x 2.74m'3.35m (max))
Fitted wardrobes. Radiator.

BEDROOM
12'11 (max) x 8'11 (max) (3.66m'3.35m (max) x 2.44m'3.35m (max))
Fitted wardrobes. Radiator.

BEDROOM
9'1 (max) x 8'8 (max) (2.74m'0.30m (max) x 2.44m'2.44m (max))
Fitted wardrobes. Radiator

BATHROOM
9'1 (max) x 8'8 (max) (2.77m (max) x 2.64m (max))
Bath with hand held shower fitment. Built in vanity wash basin with storage. Low level WC. Tiled walls floor. Radiator.

OUTSIDE:

GARAGE
12'6 (max) x 8'11 (max) (3.81m (max) x 2.72m (max))

PARKING
The property is approached over an entrance driveway providing off road parking leading to a garage.

GARDENS
The front garden is mainly laid to lawn surrounded by an attractive wrought iron fence. The rear garden is mainly laid to lawn with a raised decked area. In addition, there is a gazebo offering a covered outdoor seating area, perfect for entertaining.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band E

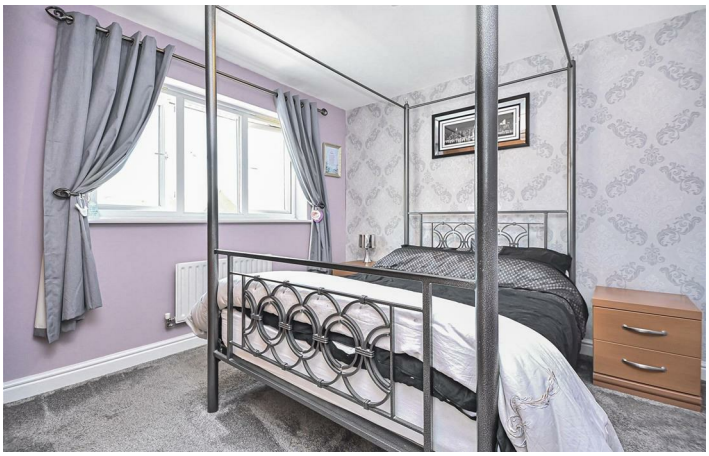
VIEWING
By appointment with the agents as overleaf.

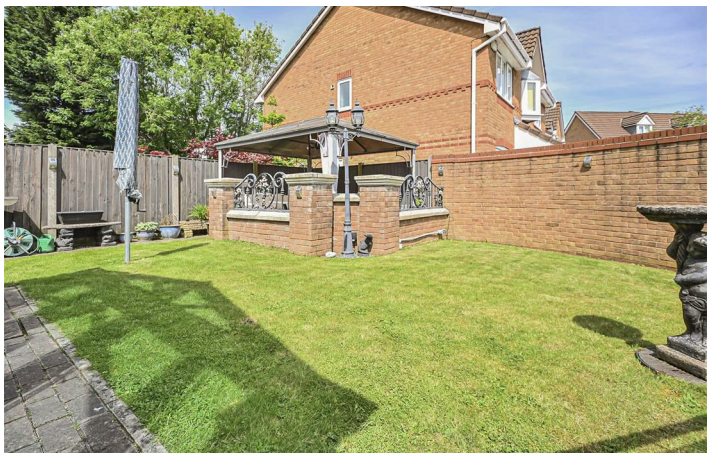
PLEASE NOTE
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification from their solicitor or surveyor.

Directions

WA3 1FS

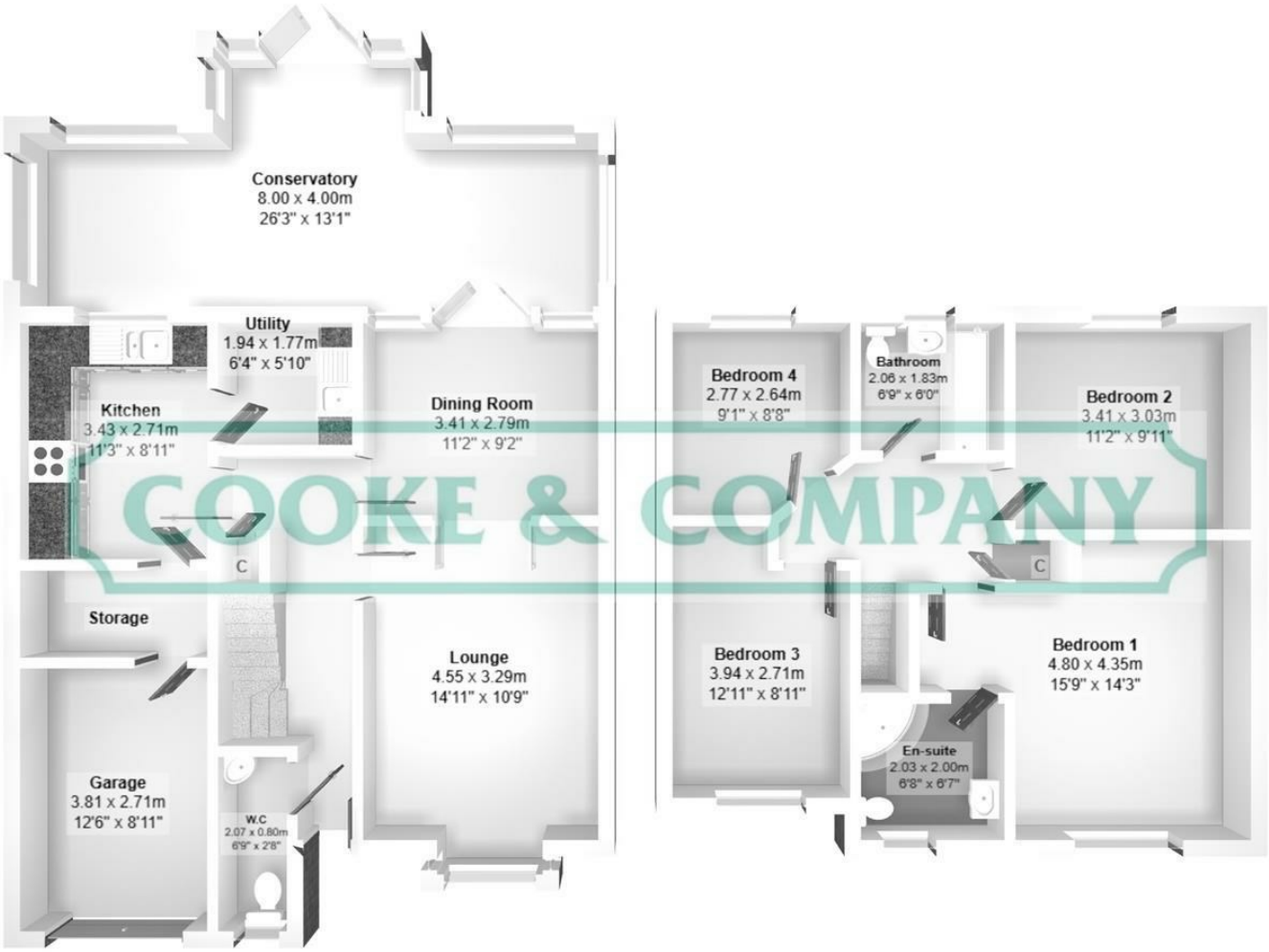
BAR





Floor Plan

3 Crompton Way, Lowton



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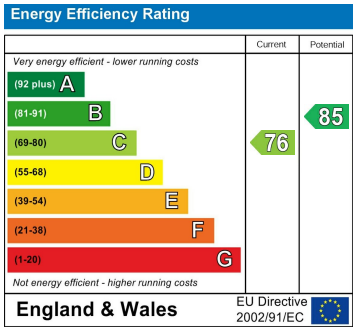
Total Area: 156.6 m² ... 1686 ft²

All measurements are approximate and for display 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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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