COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Carlton Road, Lowton

Situated in a popular and sought after area is this semi-detached dormer style double fronted property offering well-proportioned family accommodation with three bedrooms, gardens to the front and rear and a driveway offering off street parking leading to a detached garage.

Asking Price £215,000

8 Carlton Road

Lowton, WA3 2EP

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In further the accommodation comprises:-

GROUND FLOOR:

ENTRANCE HALLWAY:

LOUNGE

13'0 (max) x 11'10 (max). (3.96m'0.00m (max) x 3.35m'3.05m (max).)

TV point. Feature fire and surround. Radiator.

DINING ROOM

11'4 (max) x 8'4 (max). (3.35m'1.22m (max) x 2.44m'1.22m (max).)

Radiator.

KITCHEN

8'6 (max) x 8'2 (max). (2.44m'1.83m (max) x 2.44m'0.61m (max).)

Fully fitted with wall and base cupboards. Work surfaces. Sink unit with mixer taps. Oven. Hob. Extractor hood. Plumbing for washing machine. Part tiled walls. Door to rear.

FAMILY BATHROOM

Panelled bath. Low level WC. Radiator. Pedestal hand basin

FIRST FLOOR:

LANDING:

BEDROOM

21'10 (max) x 8'7 (max). (6.40m'3.05m (max) x 2.44m'2.13m (max).)

Radiator. Dressing area.

BEDROOM

14'6 (max) x 8'5 (max) (4.27m'1.83m (max) x 2.44m'1.52m (max))

Radiator

BEDROOM

9'5 (max) x 8'6 (max) (2.74m'1.52m (max) x 2.44m'1.83m (max))

Radiator

WC/SHOWER

Low level WC. Wash basin. Shower.

OUTSIDE

PARKING

The property offers a driveway providing off road parking leading to a detached garage.

GARDENS

The property offers a mainly laid to lawn garden to the front with plants and shrubs. To the rear is a good sized fully fenced garden mainly laid to lawn with raised flower beds, plants and shrubs with a paved patio area.

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

Council Tax Band C

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.



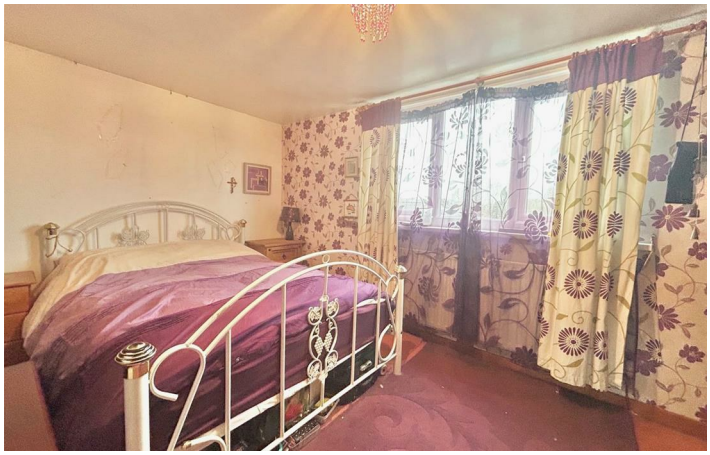
Directions

WA3 2EP













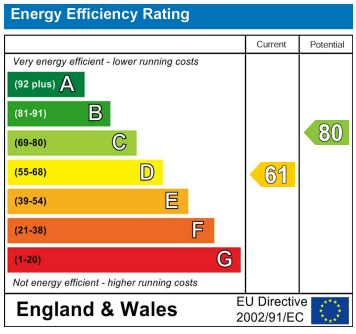




Floor Plan



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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