

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Coningsby Gardens, Lowton

Situated in a very popular and sought after residential location is this beautifully presented spacious three-bedroom semi-detached family home offering excellent family accommodation over two floors to include gardens to the front and rear with off road parking

Asking Price £259,950

4 Coningsby Gardens

Lowton, WA3 2UA



- VERY POPULAR AND SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED
- IDEAL FAMILY HOME

In further detail the property includes: On the ground floor: Entrance Hall, lounge, kitchen/dining room, conservatory and cloakroom/WC. Whilst on the first floor there are three bedrooms and family bathroom/WC. The property is heated by gas central heating and benefits double glazing.

GROUND FLOOR:

ENTRANCE HALL

LOUNGE

14'1 (max) x 12'10 (max) (4.29m (max) x 3.91m (max))
TV point. Feature fire and surround. Radiator.

KITCHEN/DINING ROOM

15'5 (max) x 10'7 (max) (4.70m (max) x 3.23m (max))
Modern fully fitted with wall and base cupboards. Sink unit with mixer taps. Plumbing for washing machine. Built in oven. Hob. Extractor. Radiator. Door to conservatory.

CLOAKROOM/WC

Low level WC. Wash basin.

CONSERVATORY

14'2 (max) x 13'7 (max) (4.32m (max) x 4.14m (max))
TV point. Velux window. French doors to garden.

FIRST FLOOR:

LANDING

BEDROOM

12'1 (max) x 9'7 (max) (3.68m (max) x 2.92m (max))
Fully fitted wardrobes and units. 2 x windows. Radiator. TV point

BEDROOM

9'1 (max) x 7'6 (max) (2.77m (max) x 2.29m (max))
Radiator. TV point

BEDROOM

9'5 (max) x 6'0 (max) (2.87m (max) x 1.83m (max))
Radiator

BATHROOM

6'1 (max) x 6'0 (max) (1.85m (max) x 1.83m (max))
Panelled bath. Shower screen. Wash basin with storage. Low level WC.

OUTSIDE

The property is garden fronted and is approached over an entrance pathway. There is a driveway which provides ample off road parking. The large private rear garden is mainly laid to lawn with raised flower beds, plants and shrubs.

TENURE

Freehold

VIEWING

By appointment with the agents as overleaf.

COUNCIL TAX

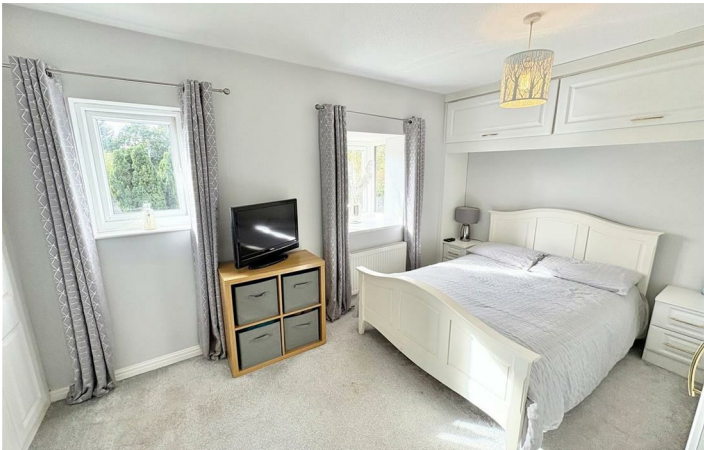
Council Tax Band C

PLEASE NOTE

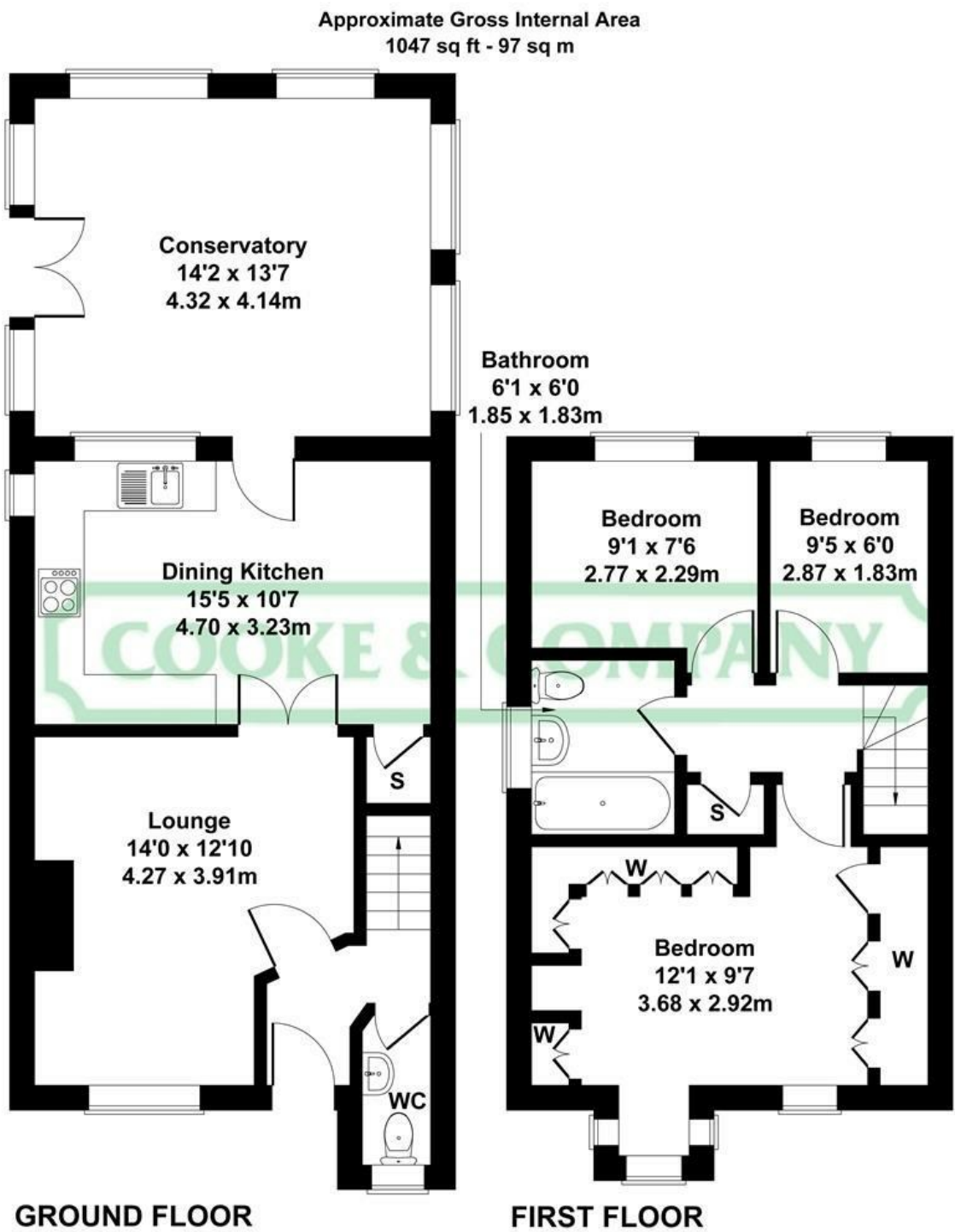
No tests have been made of mains services, heating systems or associated appliances and neither has confirmation been obtained from the statutory bodies of the presence of these services. We cannot therefore confirm that they are in working order and any prospective purchaser is advised to obtain verification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



Directions
WA3 2UA



Floor Plan



Not to Scale. Produced by The Plan Portal 2026
For Illustrative 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	67	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC