

COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS



Kenyon Lane, Lowton

Situated in a popular area of Lowton is this generously proportioned two -bedroom dormer style detached bungalow offering spacious and versatile accommodation with a large driveway leading to a detached garage accessed via double gates

Asking Price £389,995

14 Kenyon Lane

Lowton, WA3 1LJ



- MUCH SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED

In further detail the property includes: On the ground floor: entrance, lounge/dining area, kitchen/dining room, dining room, bathroom and a conservatory. Whilst on the first floor there are two bedrooms, bathroom and large loft space. The property is heated by gas central heating and benefits from double glazing.

GROUND FLOOR

ENTRANCE

LOUNGE/DINING AREA

23'4 (max) x 14'11 (max) (7.11m (max) x 4.55m (max)) Bay window. TV point. Feature fire and surround. Open staircase. Radiator. Door to outside. Access to conservatory

DINING ROOM

14'6 (max) x 10'4 (max) (4.42m (max) x 3.15m (max)) Bay window. TV point.

KITCHEN/DINING ROOM

17'11 (max) x 12'7 (max) (5.46m (max) x 3.84m (max)) Fully fitted with wall and base cupboards. Work surfaces. Sink unit. Built in oven. Plumbing for washing machine. Extractor fan and hob. Door to outside.

BATHROOM

Low Level WC. Shower cubicle. Pedestal hand wash basin. Large mirrored storage cupboards

CONSERVATORY

11'11 (max) x 11'10 (max) (3.63m (max) x 3.61m (max)) Doors to rear garden

FIRST FLOOR

LANDING

BEDROOM

11'9 (max) x 11'2 (max) (3.58m (max) x 3.40m (max)) Fitted wardrobes and units. Radiator

BEDROOM

12'0 (max) x 8'9 (max) (3.66m (max) x 2.67m (max)) Radiator

BATHROOM

Shower cubicle. Pedestal hand wash basin. Low level WC. Radiator

LOFT

Large loft space

OUTSIDE

PARKING

The property is garden fronted with a large driveway offering ample off-street parking, leading to a detached garage via double gates.

GARDENS

The front garden is mainly laid to lawn with established trees, plants and shrubs. To the rear is a large mainly laid to lawn garden with a paved patio area with raised decking.

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.

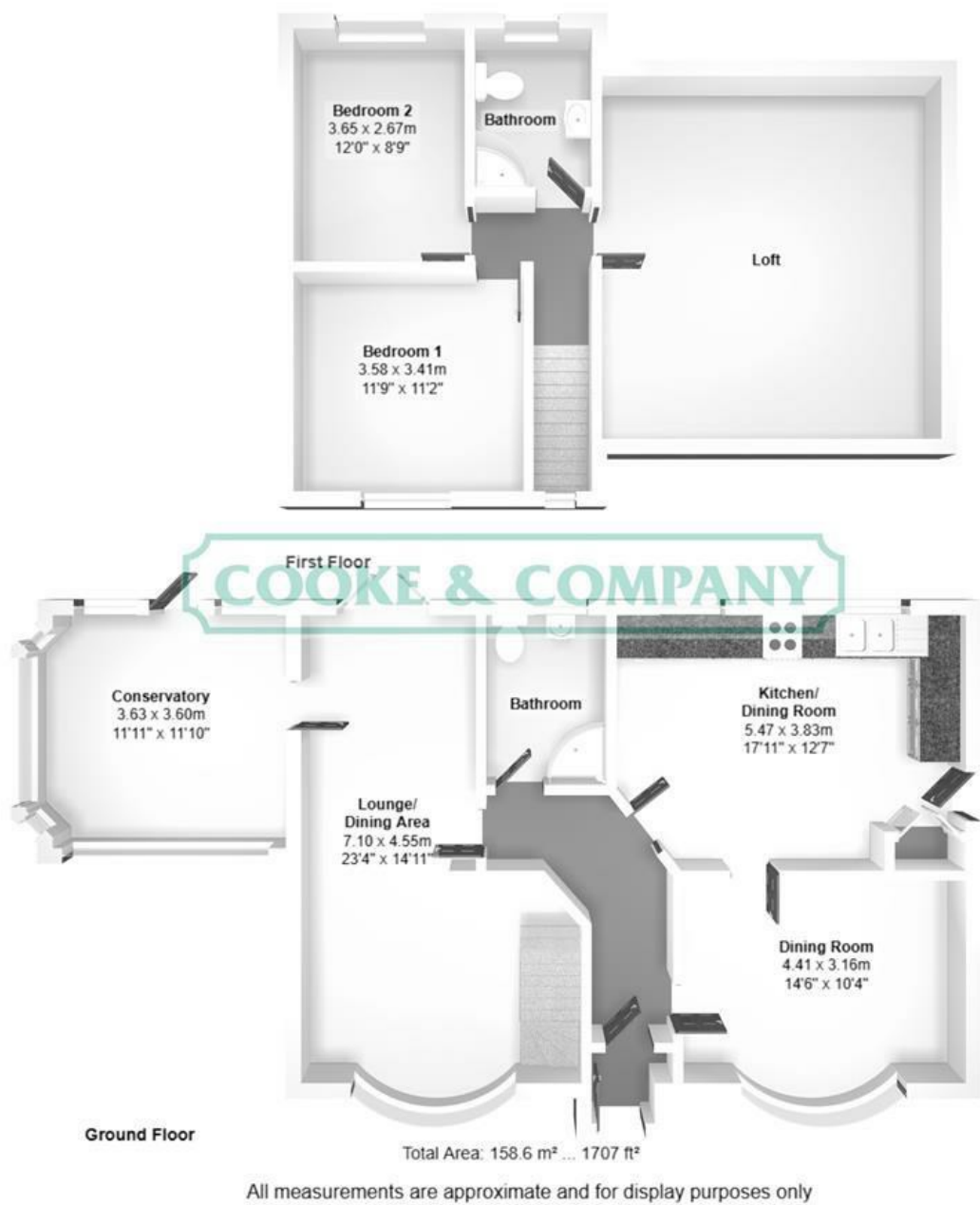


Directions
WA3 1LJ



Floor Plan

14 Kenyon Lane, 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC