COOKE & COMPANY

ESTATE AGENTS, LAND AGENTS & AUCTIONEERS









Wood Sorrel Way, Lowton

Situated in a very popular location is this extended detached family home with solar roof panels offering attractive and modern family accommodation throughout to include four bedrooms, master with en-suite off road parking and gardens to the front and rear

Asking Price £450,000

3 Wood Sorrel Way

Lowton, WA3 2GX

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- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED
- SOLAR ROOF PANELS

In further detail the property includes:- On the ground floor: Entrance hall, utility/WC, lounge, study, kitchen/sitting room/dining area and utility room. Whilst on the first floor there are four bedrooms, master with en-suite and separate bathroom/WC. The property is heated by gas central heating and has double glazing. In addition, the property benefits from solar roof panels.

GROUND FLOOR:

ENTRANCE HALL:

UTILITY/WC
7'6 (max) x 7'5 (max) (2.29m (max) x 2.26m (max))
Low level WC. Sink unit. Wall and base units. Plumbing for washing machine. Work surfaces.

LOUNGE
17'6 (max) x 10'8 (max) (5.33m (max) x 3.25m (max))
Bay window. TV point. Wooden flooring.

STUDY
8'0 (max) x 7'6 (max) (2.44m (max) x 2.29m (max))
Wooden flooring. Radiator.

KITCHEN/SITTING ROOM/DINING AREA
25'5 (max) x 22'0 (max) (7.75m (max) x 6.71m (max))
Fully fitted with wall and base units. Built in oven. Gas hob. Extractor. Sink unit with mixer tap. Tiled flooring. Spot lights. Modern radiator. Velux windows. Bifold doors to rear garden.

FIRST FLOOR:

LANDING;

BEDROOM
11'8 (max) x 10'9 (max) (3.56m (max) x 3.28m (max))
Fitted mirrored wardrobes. TV point. Radiator

ENSUITE
7'2 (max) x 4'8 (max) (2.18m (max) x 1.42m (max))
Shower cubicle. Built in vanity wash basin with storage. Low level WC. Heated towel rail.

BEDROOM
12'3 (max) x 9'5 (max) (3.73m (max) x 2.87m (max))
2 x windows. Radiator.

BEDROOM
10'0 (max) x 8'8 (max) (3.05m (max) x 2.64m (max))
Radiator.

BEDROOM
9'1 (max) x 8'6 (max) (2.77m (max) x 2.59m (max))
Radiator

BATHROOM
7'5 (max) x 6'1 (max) (2.26m (max) x 1.85m (max))
Bath. Built in vanity wash basin with storage. Low level WC.

OUTSIDE

PARKING
The property is garden fronted and is approached over an entrance driveway providing off road parking.

GARDENS
The front garden is mainly laid to lawn. The large rear garden is mainly laid to lawn with a paved patio area ideal for outdoor entertaining.

TENURE
Leasehold

COUNCIL TAX
Council Tax Band D

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 2GX



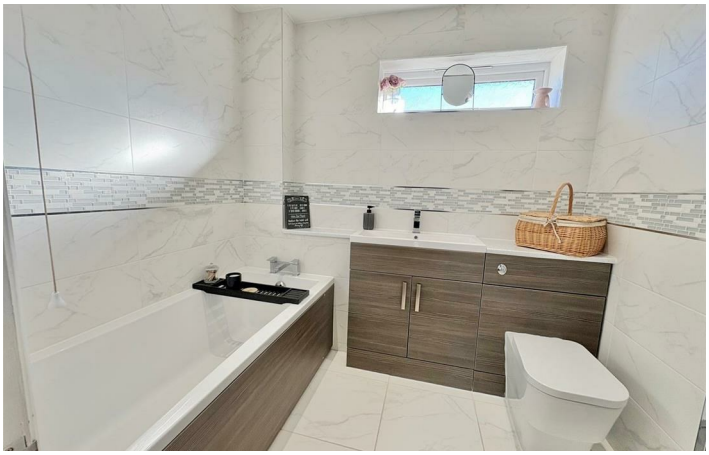








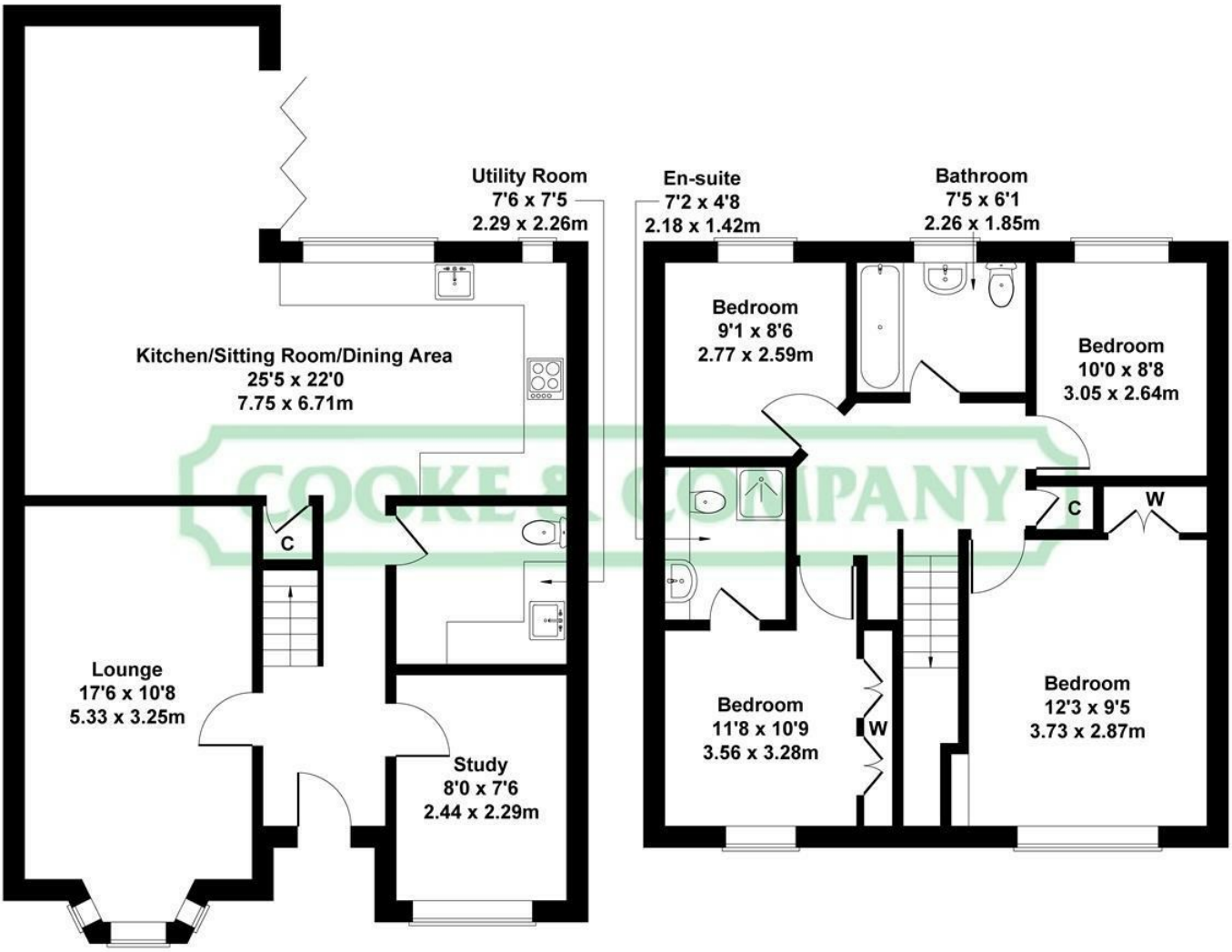

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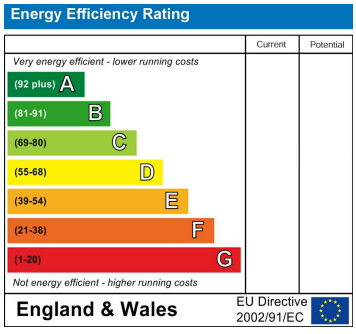
Floor Plan

Approximate Gross Internal Area
1528 sq ft - 142 sq m



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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