

New

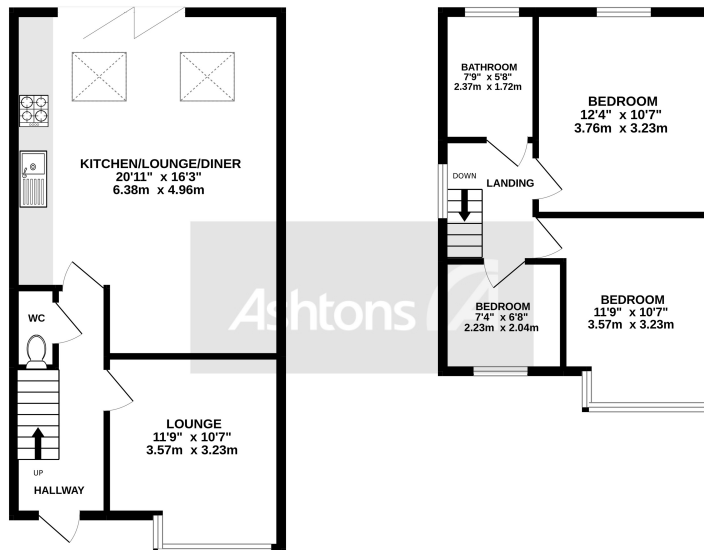


*229 Church Lane, Lowton, Warrington, Lancashire
. WA3 2RZ.
£265,000*



Incredible Extended Semi Detached Property | High Quality Refurbishment Programme | Landscaped Rear Garden and Driveway | Open Plan Living/Dining Space | Bi Folding Doors and Velux Skylights | Three Bedrooms | Popular & Convenient Location | CCTV Camera System Installed | Electric Car





TOTAL FLOOR AREA: 885 sq.ft. (82.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their quantity or reliability or condition.
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This semi detached property has been renovated to an excellent standard throughout and present an incredible opportunity to purchase an incredible property in a very sought after position. The present owners have recently completed a full and intensive refurbishment of this property to an extremely high standard. For those unfamiliar with its location, Church Lane is located in Lowton minutes from superb local eateries, schools and walks which means that you are no more than a few moments away from all essential amenities. Major transport links are also within close proximity making it a very attractive opportunity for the regular commuter. In brief the property features; an impressive entrance hall with stair access, ground floor cloaks/W.C., Lounge with large bay window and wiring in place for a state of the art media wall, however the real heart of the home is the fabulous open plan living space at the rear of the property. This incredible room provides adaptable living space to maximise the space available. With a sleek modern fitted kitchen with numerous wall and floor units, a range of integrated appliances and a large worktop area it would suit the most discerning cook. The room is flooded with light from the two Velux skylights and bi folding doors which open onto the recently landscaped rear gardens. There is an Indian stone patio with large lawned area and newly installed perimeter fence. There is also a very handy side access perfect for bin storage. The first floor has also been cleverly adapted to create a larger 3rd bedroom and two generous doubles. There is also a boutique bathroom with modern fittings to add a boutique feel. Externally there is also a large driveway for 4 cars.



Contact your local office to arrange a viewing:

- Padgate:** 01925 479334
- Great Sankey:** 01925 454300
- Winwick:** 01925 232146
- Stockton Heath:** 01925 453400
- St.Helens:** 01744 754120
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- Ashton-In-Makerfield:** 01942 364446
- Newton-Le-Willows:** 01925 907770
- Commercial Office:** 01925 907709
- Lettings Head Office:** 01925 873533
- Financial Services:** 01925 221234

Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

Disclaimer Property Details

These particulars, whilst being 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. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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