

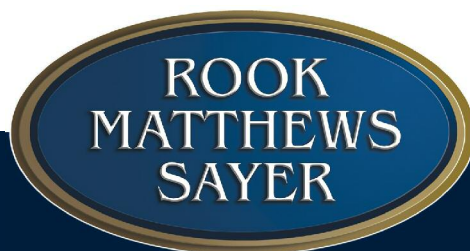
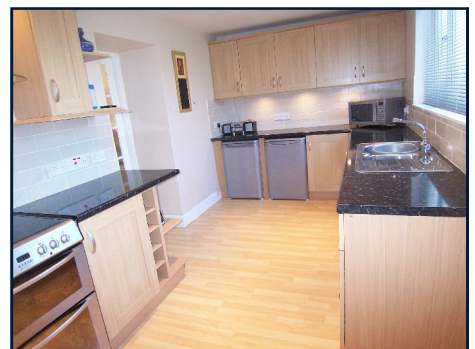


Main Street, Lowick

- Spacious semi detached family house
- 4 bedrooms
- Recently refurbished
- Gas central heating and PVC double glazing
- Rear garden currently subject of planning application for residential development
- Front garden laid to lawn and off road parking

Guide Price £185,000

(Building plot extra by negotiation or £225,000 for the whole)



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Spacious semi detached family house recently refurbished with generous accommodation over two floors. The double glazed entrance porch opens to inner hall, sitting room with electric fire in marble inset, large dining room/living room, fitted kitchen and rear lobby with cloakroom/WC. On the first floor there are 4 bedrooms and bathroom, with gas central heating (LPG) and PVC double glazing included. Externally the property enjoys a sheltered and secluded front garden with mature shrubs, rear parking and garage.

The garden to the rear may be suitable as a building plot and planning permission has been applied for. This land is available separately or can be included extra by negotiation.

ACCOMMODATION

Double glazed entrance porch with access to inner lobby and door to sitting room.

SITTING ROOM (front facing) 16' 4" (4.98m) x 15' 8" (4.78m) (max into recess) With window overlooking the front garden, electric fire with marble inset, radiator, TV point.

DINING ROOM/LIVING ROOM (front facing) 16' 4" (4.98m) x 14' 1" (4.29m) (max into stairwell) Electric fire with timber surround and radiator, telephone point, access to kitchen, airing cupboard with hot water tank and under stairs storage cupboard.

KITCHEN (rear facing) 16' 9" (5.11m) x 7' 11" (2.41m) 1 ½ bowl stainless steel sink with mixer tap incorporating range of fitted units and plumbing for dishwasher and washing machine, electric cooker point, laminate flooring, inset ceiling spotlights, part glazed door to rear lobby.

Rear lobby with door to outside and separate WC and pedestal wash hand basin.

First floor stairs to landing with radiator.

BEDROOM ONE (front facing) 14' 9" (4.5m) x 13' 0" (3.96m) Radiator, walk in wardrobe.

BEDROOM TWO (front facing) 16' 6" (5.03m) x 12' 11" (3.94m) (max in to recess) Radiator, shelved cupboard.

BEDROOM THREE (rear facing) 9' 1" (2.77m) x 7' 10" (2.39m) Good views across the countryside, radiator.

BEDROOM FOUR/STUDY (side facing) 7' 10" (2.39m) x 7' 6" (2.29m) Radiator.

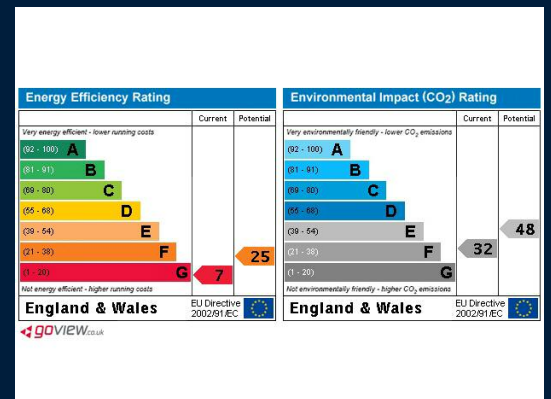
BATHROOM (rear facing) Suite in white comprising panel bath with electric shower over, pedestal wash hand basin and WC, tiled walls, radiator, shaver point.

OUTSIDE Front garden laid to lawn with mature trees and shrubs. To the rear of the property there is off road parking and garage including **WORKSHOP 17' 6" (5.33m) x 16' 5" (5m)** with up and over door, gas boiler for central heating.

Also to the rear is another lawned garden currently the subject of a planning application for residential development, this land is available at offers over £45,000, or the whole can be purchased for £225,000.

JKY/eh/AL3358/9.05.08

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