



**Bromley Avenue, Lowton, Warrington WA3
2QY**

**Offers in Excess of
£425,000**

Welcome to this beautiful 4-bedroom family home in the heart of Lowton! Boasting ample living space, this property features a spacious living room with a cozy fireplace and large windows that flood the room with natural light. The kitchen is modern and fully equipped with high-end appliances, making it a joy to cook and entertain in. The master bedroom has plenty of space and features an en-suite bathroom with a luxurious bathtub. Three additional bedrooms and a family bathroom complete the upper level of the house. The property has a lovely private garden, perfect for relaxing and entertaining in the summer months. There is also off-street parking for multiple cars and a garage for additional storage. Located in a peaceful and family-friendly neighborhood, this home is ideally situated just a short walk from local schools, parks, and shops. Transport links are also excellent, providing easy access to nearby towns and cities. If you're looking for a spacious and beautifully appointed family home in a great location, then look no further than 5 Bromley Avenue in Lowton. Contact us today to schedule a viewing!

- **Detached**
- **Four Bedrooms**
- **Garage**
- **Double Driveway**
- **En-suite**
- **Walk in condition**

Internal

Entrance

Via composite door, two wall mounted radiators, ceiling light point, UPVC double glazed window to side elevation.

Hallway

Oak flooring, wall mounted radiator, nine spotlights, one wall light point, doors leading to all ground floor rooms and integral garage.

Lounge

18' 0" x 15' 11" (5.477m x 4.86m) Via oak door with glass panel, UPVC double glazed window to front elevation, ceiling light point, gas live flame fire with marble surround, wall mounted radiator.

Kitchen

19' 8" x 13' 0" (6m x 3.965m) Via oak door with glass panel, laminate flooring, UPVC double glazed French doors with side windows to rear elevation, UPVC double glazed window to rear elevation, UPVC double glazed frosted door to side elevation, two wall mounted radiators and 18 x spotlights. Wall, base and drawer units, Bosch induction hob, Neff double oven, extractor and integrated Bosch fridge. Integrated Indesit dishwasher and stainless steel sink unit with swan tap.

Dining Room

10' 2" x 13' 8" (3.108m x 4.163m) Via oak door with glass panel, UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point.

Utility Room

Via oak door with glass panel, UPVC double glazed frosted door to side elevation, UPVC double glazed window to side elevation, tiled flooring, part tiled walls, plumbing for washing machine, wall and base units, wall mounted radiator, four spotlights and stainless steel sink unit with mixer taps.

WC

Via oak frosted glass panel door, UPVC double glazed window to side elevation, tiled flooring, wall mounted radiator, ceiling light point, WC and sink unit.

First Floor

First Floor Landing

Oak doors to all bedrooms and family bathroom, access to part boarded loft, frosted window to side elevation, ceiling light point.



Bedroom One

21' 2" x 10' 8" (6.462m x 3.239m) Via oak door, UPVC double glazed window to rear elevation, fitted sliding door wardrobe, two ceiling light points, two wall mounted radiators and door to En-suite.

Ensuite

7' 6" x 10' 6" (2.29m x 3.210m) Via oak door, UPVC double glazed frosted window to front elevation, tiled flooring, tiled walls, WC, walk in shower with waterfall shower, heated towel rail, sink unit and under floor heating.

Bedroom Two

15' 0" x 11' 4" (4.56m x 3.459m) Via oak door, UPVC double glazed window to front elevation,

Bedroom Three

14' 2" x 12' 10" (4.32m x 3.912m) Via oak door, UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point, storage cupboard with boiler which is only 12 months old.

Family Bathroom

8' 11" x 5' 6" (2.710m x 1.67m) Via oak door, UPVC double glazed window to rear elevation, tiled walls, WC, vanity sink unit, bath with overhead waterfall shower, hand held shower head, feature wall behind bath, wall mounted radiator, four spotlights and a sensor light up mirror.

Bedroom Four

15' 0" x 8' 0" (4.576m x 2.44m) Via oak door, UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point.

External

Front Garden

Double paved driveway for two cars, laid to lawn garden.

Garage

10' 8" x 21' 5" (3.255m x 6.52m) Integral garage with power and lighting.

Rear Garden

Paved patio area, raised laid to lawn garden, enclosed.

Tenure

Freehold



Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| 5 Bromley Avenue Lowton WARRINGTON WA3 2QY | Energy rating C | Valid until: 22 March 2033 Certificate number: 6437-1327-6200-0237-5226 |
|---|---------------------------|--|

Property type: Detached house

Total floor area: 178 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.