



**St Lukes Avenue, Lowton, WA3 2PZ**

**Offers in Excess of  
£199,950**

**Stone Cross Estate Agents proudly presents this enchanting Three Bedroom Semi-Detached Property, nestled in the sought-after area of Lowton. Boasting easy access to local amenities such as shops, schools, recreational grounds, and a variety of pubs and eateries, this home is designed for convenience. Its strategic location near the East Lancashire road A580 and national motorway networks adds to its allure. The property features an inviting entrance hall, a cozy lounge, a well-appointed kitchen, and a handy cloakroom on the ground floor. Upstairs, three bedrooms and a family bathroom offer comfortable living spaces. Outside, the property showcases a driveway for multiple cars and an enclosed rear garden with a lush lawn and a charming patio area. Don't miss out on this opportunity – NO CHAIN! Contact us today to schedule a viewing and make this charming property your own!**

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway Providing Ample Parking**
- **Enclosed Rear Garden**
- **Two Bathrooms**
- **NO CHAIN!**

### **Entrance**

Hardwood door to the front elevation, laminate flooring, stairs to the first floor and a wall mounted radiator.

### **Lounge**

12' 0" x 13' 0" (3.65m x 3.95m) UPVC double glazed window to the front elevation, laminate flooring, ceiling light point, wall mounted radiator, meter cupboard and a live flame fire with mantle.

### **Kitchen**

10' 4" x 12' 11" (3.16m x 3.94m) UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, a variety of wall, base and drawer units, oven, hob, stainless steel sink unit with two taps, space for fridge freezer, plumbing for washing machine, part tiled walls, laminated floor, under stairs storage, boiler, ceiling light point and wall mounted radiator.

### **Inner Room**

Hardwood door to the side elevation, laminate flooring and door to the WC.

### **Cloakroom**

4' 0" x 2' 11" (1.22m x 0.90m) UPVC double glazed frosted window to the rear elevation, WC, sink unit, ceiling light point and laminate flooring.

### **First Floor**

### **Landing**

UPVC double glazed window to the side elevation, loft access and ceiling light point.

### **Bedroom One**

12' 0" x 8' 8" (3.65m x 2.63m) UPVC double glazed bay window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Two**

10' 4" x 11' 1" (3.16m x 3.37m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

7' 4" x 8' 10" (2.24m x 2.70m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

### **Bathroom**

7' 1" x 5' 0" (2.15m x 1.53m) UPVC double glazed frosted window to the rear elevation, bath with an overhead shower, WC, vanity sink unit, part tiled walls, ceiling light point and wall mounted radiator.



**Outside**

**Front Garden**

Partly enclosed, driveway for multiple cars and gate access to the rear.

**Rear Garden**

Enclosed, laid to lawn, patio area and trees/bushes.

**Tenure**

Freehold

**Council Tax**

A

**Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.**



## Energy performance certificate (EPC)

17 St. Lukes Avenue  
Lowton  
WARRINGTON  
WA3 2PZ

Energy rating  
**D**

Valid until: 31 July 2032

Certificate number: 8700-8415-1722-7125-1323

Property type: Semi-detached house  
Total floor area: 70 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 rating and score

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

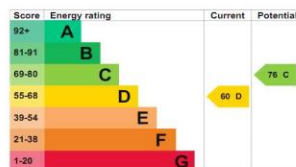
[See how to improve this property's energy efficiency.](#)

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



**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.