



**Cleveland Drive, Lowton, WA3 2EQ**

**Offers in Excess of  
£249,950**

*Stone Cross Estate Agents proudly presents this charming Three Bedroom Detached Bungalow in the sought-after Lowton area. Conveniently located near local amenities with excellent transport links to the East Lancashire Road, this home is an ideal canvas for customization. The property features an entrance vestibule, lounge, well-equipped kitchen, open dining room/conservatory, two bedrooms, a bathroom and a separate WC. A front lawn garden with a driveway leading to a garage, along with an enclosed rear garden, completes the package. Seize the opportunity to make this house your own and create your perfect home! \*\*Contact Us Now To Arrange A Viewing!\*\**

- **Detached Bungalow**
- **Two Bedrooms**
- **Driveway**
- **Garage**
- **Enclosed Rear Garden**
- **Vacant Possession**

### **Entrance Vestibule**

Side vestibule, UPVC double glazed frosted door to the side elevation, wooden door to hall, wall mounted radiator, two ceiling light points and loft access.

### **Lounge**

17' 4" x 12' 1" (5.28m x 3.69m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and wall light point.

### **Kitchen**

10' 6" x 9' 5" (3.19m x 2.88m) UPVC double glazed French door to the rear elevation, UPVC double glazed window to the rear elevation, UPVC double glazed frosted window to the side elevation, a variety of wall, base and drawer units, oven, integrated microwave, gas hob and extractor, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, part tiled walls, tiled floor and a ceiling light point.

### **Bedroom Two**

10' 10" x 8' 10" (3.31m x 2.69m) Wall mounted radiator, ceiling light point and open up to the conservatory.

### **Conservatory**

8' 4" x 10' 4" (2.53m x 3.14m) Hardwood double glazed window to the surround, French doors out to the garden and spotlight.

### **Bedroom One**

13' 10" x 10' 10" (4.22m x 3.29m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

### **Bedroom Three**

8' 5" x 8' 5" (2.56m x 2.56m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

### **Bathroom**

5' 4" x 5' 5" (1.62m x 1.64m) UPVC double glazed frosted window to the side elevation, bath with over head water fall shower head, vanity sink unit, hand towel radiator, spotlights and part tiled walls.

### **Separate WC**

2' 7" x 5' 5" (0.79m x 1.66m) UPVC double glazed frosted window to the side elevation, WC and ceiling light point.



## **Outside**

### **Front Garden**

Laid to lawn, driveway leading to garage and access to the rear.

### **Garage**

Up and over door and electric.

### **Rear Garden**

Enclosed, laid to lawn, patio, stones, trees/plants/bushes and a shed.

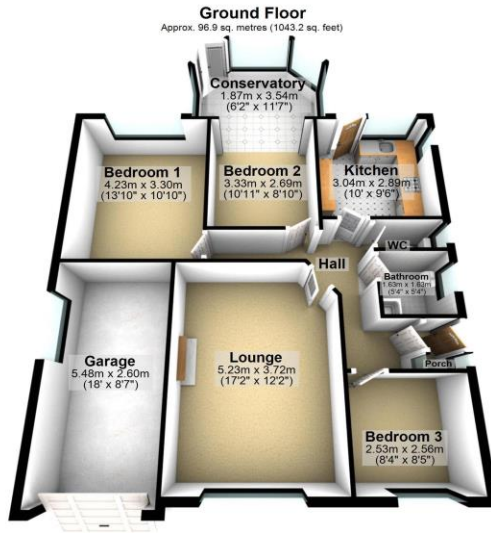
## **Tenure**

### **Council Tax**

C

**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.**





Total area: approx. 96.9 sq. metres (1043.2 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)			
7 Cleveland Drive Lowton WARRINGTON WA3 2EQ	Energy rating <b>D</b>	Valid until: 13 December 2033	Certificate number: 9640-3933-1202-4167-1200
Property type	Detached bungalow		
Total floor area	83 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.

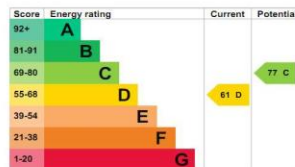
[See how to improve this property's energy efficiency.](#)

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.