



Balmoral Avenue, Lowton, WA3 2ER

**Offers in Excess of
£279,950**

Stone Cross Estate Agents proudly presents a newly refurbished Three Bedroom Semi-Detached True Bungalow in the sought-after Lowton St Luke's area. This immaculate home features an entrance vestibule, open plan lounge/kitchen with integrated appliances, a family bathroom, and three bedrooms. Enjoy the convenience of proximity to local amenities, schools, and eateries. The property boasts a laid to lawn garden, patio driveway with off-road parking, and a detached garage. To the rear, discover a charming south-facing garden with a patio and lush greenery. **Contact Us Now To Arrange A Viewing!!******

- **Three Bedrooms**
- **Semi-Detached Bungalow**
- **Driveway**
- **Front and Rear Gardens**
- **Detached Garage**
- **South Facing Garden**

Entrance Vestibule

Via UPVC double glazed frosted door to the front elevation.

Lounge/Kitchen/Diner

18' 8" x 25' 2" (5.70m x 7.68m) UPVC double glazed box bay window to the front elevation, laminate flooring, spotlights, three wall mounted radiators and an electric fireplace. UPVC double glazed window to the front elevation, integrated fridge/freezer, double Zanussi oven and microwave, induction hob and extractor, Logic boiler, island and a 1.5 stainless steel sink unit.

Inner Hallway

Spotlights, laminate flooring, access to part boarded loft.

Bedroom One

13' 10" x 9' 8" (4.21m x 2.95m) UPVC double glazed window to the rear elevation, integrated wardrobe and dresser, ceiling light point and wall mounted radiator.

Bedroom Two

11' 9" x 8' 9" (3.58m x 2.67m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Three

3' 7" x 5' 11" (1.10m x 1.81m) UPVC double glazed French doors to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobe.

Bathroom

8' 1" x 5' 7" (2.47m x 1.70m) UPVC double glazed frosted window to the side elevation, tiled walls, tiled floor, W/C, vanity sink unit, double shower with waterfall showerhead and a hand held showerhead, hand towel radiator.

Outside

Front Garden

Patio driveway, laid to lawn area with plants/shrubs and gates to the rear.

Rear Garden

Enclosed, south facing, patio area, laid to lawn area with plants/shrubs.

Garage

Detached with up and over door.

Tenure

Leasehold



**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.



Energy performance certificate (EPC)

12 Balmoral Avenue Lowton WARRINGTON WA3 2ER	Energy rating D	Valid until: 12 August 2031 Certificate number: 2140-4478-0090-6105-7191
---	---------------------------	---

Property type	Semi-detached bungalow
Total floor area	81 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 B.

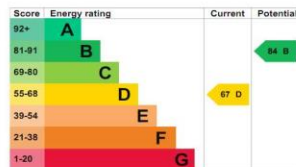
[See how to improve this property's energy efficiency.](#)

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.