



Carlton Road, Lowton, WA3 2EP

**Offers in the Region Of
£179,950**

Introducing this Two Bedroom Semi-Detached Bungalow nestled in the sought-after area of Lowton St. Luke's. Boasting a convenient location near local amenities and schools, this charming property offers excellent access to public transport and major roadways, including the East Lancashire Road (A580) and The National Motorway Network. Step inside to discover an inviting entrance hall leading to a cosy lounge and well-appointed kitchen. With two bedrooms and a three-piece suite bathroom, this home provides comfortable living spaces. Outside, a driveway and garage offer ample off-road parking, while a manicured lawn garden awaits in the front. In the rear, an enclosed garden features both lush lawn and paved patio areas, perfect for relaxing or entertaining. Discover your new haven with Stone Cross Estate Agents today. No Chain!

*****Please Contact Us To Arrange A Viewing*****

- **Two Bedrooms**
- **Semi-Detached Bungalow**
- **Driveway**
- **Front and Rear Gardens**
- **Garage**
- **NO CHAIN**

Entrance Hallway

Via UPVC double glazed frosted door to the side elevation, ceiling light point, meters, laminate flooring, storage cupboard and loft access.

Lounge

12' 11" x 11' 10" (3.93m x 3.60m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Kitchen

11' 3" x 8' 10" (3.43m x 2.69m) UPVC double glazed window to the rear elevation, UPVC double glazed French door to the rear elevation, a variety of wall, base and drawer units, plumbing for washing machine, space for oven, stainless steel sink unit with mixer tap, extractor, part tiled walls, space for fridge/freezer and ceiling light point.

Bedroom One

11' 11" x 11' 4" (3.63m x 3.45m) UPVC double glazed box bay window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Two

11' 1" x 8' 3" (3.38m x 2.51m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the rear elevation, three piece suite comprising of a W/C, wash hand basin and a bath, part tiled walls, ceiling light point and wall mounted radiator.

Outside

Front Garden

Laid to lawn area with bushes and paved patio driveway leading to the garage.

Garage

Up and over door.

Rear Garaden

Enclosed, laid to lawn and stone areas, paved patio area with plants and shrubs.

Tenure

Freehold

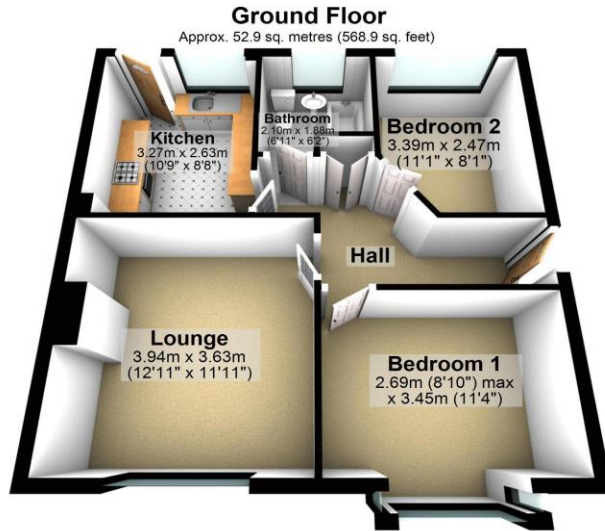
Council Tax

B



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. 52.9 sq. metres (568.9 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)

36 Carlton Road
Lowton
WARRINGTON
WA3 2EP

Energy rating
D

Valid until: 18 February 2034

Certificate number: 0350-2586-6320-2994-6485

Property type

Semi-detached bungalow

Total floor area

53 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.

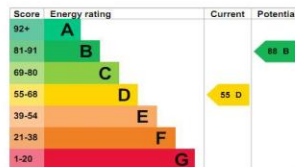
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2586-6320-2994-6485?print=true>

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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.