



Balmoral Avenue, Lowton, WA3 2ER

**Offers in Excess of
£259,950**

Discover your dream home with Stone Cross Estate Agents! Introducing a charming Three Bedroom Semi-Detached Bungalow nestled in the coveted Lowton St Luke's area. Revel in the ease of access to local amenities, schools, and dining options. The property also has great transport links, to bus routes and the East Lancashire road. This inviting property features an entrance hall, lounge, kitchen, three bedrooms, conservatory, bathroom, and a loft room. Outside, indulge in the convenience of an enclosed paved driveway providing ample parking, while the rear boasts an enclosed garden and a double garage. Experience comfort and convenience in one package! **Please Contact Us To Arrange A Viewing**

- **Three Bedrooms**
- **Semi-Detached Bungalow**
- **Driveway**
- **Enclosed Front and Rear Gardens**
- **Double Garage**
- **Conservatory**

Entrance Hall

Via Composite double glazed door to the side elevation, laminate flooring and spotlights.

Lounge

12' 10" x 12' 1" (3.92m x 3.68m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, laminate flooring, meter cupboard, fireplace and two wall light points.

Kitchen

11' 0" x 8' 10" (3.35m x 2.69m) UPVC double glazed window to the conservatory, UPVC double glazed French door leading into the conservatory, a variety of wall, base and drawer units, spotlights, part tiled walls, laminate flooring, plumbing for washing machine, space for washing machine, oven, hob, extractor and a stainless steel sink unit with a swan neck tap.

Conservatory

10' 4" x 8' 10" (3.16m x 2.69m) UPVC double glazed French doors to the rear elevation, spotlights, wall mounted radiator and laminate flooring.

Bedroom One

9' 7" x 10' 4" (2.91m x 3.14m) UPVC double glazed bay window to the front elevation, spotlights, integrated wardrobes, wall mounted radiator and laminate flooring.

Bedroom Two

12' 1" x 7' 7" (3.69m x 2.31m) UPVC double glazed window to the rear elevation, spotlights, wall mounted radiator and laminate flooring.

Bedroom Three

UPVC double glazed window to the side elevation, spotlights and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation, part tiled walls, tiled flooring, W/C, wash hand basin, bath with an overhead shower, wall mounted radiator and spotlights.

Loft Room

UPVC double glazed window to the rear elevation, spotlights, wall mounted radiator and an air conditioning unit which has the parts to be wired up.

Outside

Front

Enclosed, paved driveway with parking for several cars, stone area with plants and trees and gate access to the rear.



Rear Garden

Enclosed, laid to lawn area, paved patio area, double garage and plants and trees.

Double Garage

Electric, and up and over door with door to the rear.

Tenure

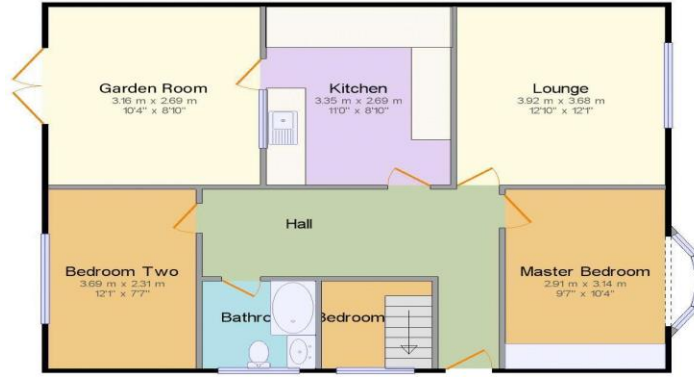
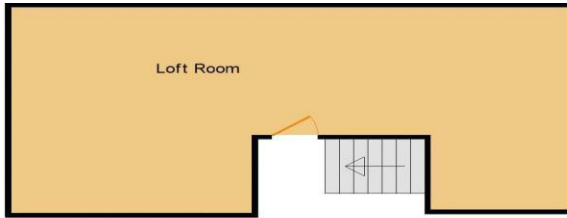
Freehold

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.





Energy performance certificate (EPC)

9, Balmoral Avenue Lowton WARRINGTON WA3 2ER	Energy rating	Valid until:	30 October 2024
	D	Certificate number:	9771-2850-6108-9374-6721

Property type	Semi-detached bungalow
Total floor area	79 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.