



Bourne Avenue, Lowton, WA3 2QB

£219,950

Stone Cross Estate Agents are delighted to present to you this charming Three Bedroom Semi-Detached Dormer Bungalow, situated in the heart of Lowton St. Luke's. The home offers spacious family accommodation throughout. In need of some modernization and maintenance in the gardens, the home has great access to local amenities, schools and transport links. The bungalow comprises of entrance hall, lounge, dining room with French doors looking out to the rear, three bedrooms and a bathroom. Outside the front boats a paved driveway with a garden area which leads to a detached garage. The rear is enclosed and is paved and also has a decked area. **Please Contact Us To Arrange A Viewing 01942 356266******

- **Three Bedrooms**
- **Semi-Detached Dormer Bungalow**
- **Two Reception Rooms**
- **Driveway**
- **Garage**
- **Enclosed Rear Garden**

Entrance Hall

Via UPVC glazed door to the side elevation, laminate flooring, meter cupboard, ceiling light point and wall mounted radiator.

Lounge

16' 5" x 13' 9" (5m x 4.19m) UPVC double glazed window to the front elevation, two wall mounted radiators, ceiling light point, two wall mounted radiator, gas fire with feature surround and hearth and French doors leading into the dining room.

Dining Room

12' 9" x 11' 7" (3.89m x 3.53m) UPVC double glazed French doors to the rear elevation, laminate flooring, wall mounted radiator, door leading into the hallway and stairs to the first floor.

Kitchen

11' 7" x 9' 2" (3.53m x 2.79m) UPVC double glazed window to the side elevation, UPVC double glazed frosted French door to the side elevation, a variety of wall, base and drawer units, built in fridge/freezer, plumbing for washing machine, stainless steel sink unit with swan neck mixer tap, spotlights and part tiled walls.

Bedroom Two

9' 11" x 12' 3" (3.02m x 3.73m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Three

7' 1" x 10' 0" (2.16m x 3.05m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation, bath with overhead shower, vanity sink unit with mixer tap, W/C, tiled walls, tiled flooring, hand towel radiator and spotlights.

First Floor

Bedroom One

18' 7" x 15' 4" (5.66m x 4.67m) UPVC double glazed window to the rear elevation, spotlights, ceiling light point and wall mounted radiator.



Outside

Front

Double paved driveway providing off road parking with double gates leading to the garage and a garden to the front with bushes and shrubs.

Rear

Enclosed, with paved patio, stone and decked areas which are ideal for entertaining.

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.

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Virgin Media

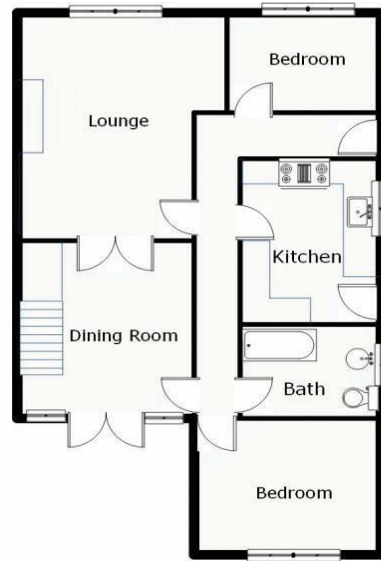
If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

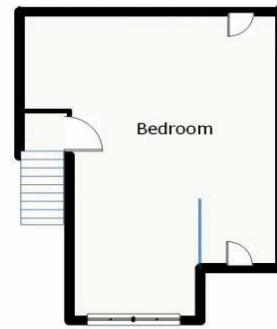
Safety Issues? No





Ground Floor

16 BOURNE AVENUE, LOWTON
WA3 2QB



First Floor

Sketch by Apex Sketch

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.