



**Durrell Way, Lowton, WA3 2LG**

**Offers in Excess of  
£229,950**

***Stone Cross Estate Agents are thrilled to present this stunning three-bedroom semi-detached home in the highly sought-after area of Lowton St. Luke's. Ideal for first-time buyers, this residence offers convenient access to local amenities, schools, and excellent transport links, including bus routes, the East Lancashire Road (A580), and the National Motorway Network. The ground floor features a lounge, kitchen/diner, conservatory, and cloakroom, while the first floor includes three bedrooms and a family bathroom.***

***Outside, enjoy a driveway with ample parking and a lush front garden, along with a private enclosed rear garden complete with lawn, patio, and decking areas. \*\*Please Contact Us To Arrange A***

***Viewing 01942 356266\*\****

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Conservatory**
- **Two Bathrooms**
- **Enclosed Rear Garden**



### **Entrance Hall**

Via Composite door to the front elevation, UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point and tiled flooring.

### **Cloakroom**

UPVC double glazed frosted window to the front elevation, W/C, vanity sink unit, tiled flooring, part tiled walls and ceiling light point.

### **Lounge**

15' 10" x 14' 6" (4.82m x 4.42m) UPVC double glazed window to the front elevation, ceiling light point, two wall mounted radiators, fire and mantle and stairs to the first floor.

### **Kitchen/Diner**

14' 6" x 8' 3" (4.43m x 2.52m) UPVC double glazed French doors leading into the conservatory, tiled flooring, two ceiling light points, wall mounted radiator, a variety of wall, base and drawer units, plumbing for washing machine, space for fridge/freezer, stainless steel sink unit, part tiled walls, oven, hob and extractor.

### **Conservatory**

12' 11" x 8' 7" (3.94m x 2.61m) UPVC double glazed windows to the surround, UPVC double glazed French doors to the side elevation, ceiling light point and laminate flooring.

### **First Floor**

#### **Landing**

UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.

#### **Bedroom One**

14' 0" x 8' 5" (4.26m x 2.56m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and fitted wardrobes.

#### **Bedroom Two**

10' 4" x 8' 6" (3.15m x 2.58m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and fitted wardrobes.

#### **Bedroom Three**

10' 2" x 5' 10" (3.09m x 1.79m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a storage cupboard.

#### **Bathroom**

UPVC double glazed frosted window to the rear elevation, W/C, vanity sink unit, bath with overhead



shower, hand towel radiator, tiled flooring, part tiled walls and ceiling light point.

## Outside

### Front

Paved patio driveway with ample off road parking, gate access to rear, laid to lawn garden with bushes and trees.

### Rear

Enclosed, laid to lawn, decking, patio areas and gate access to the front.

### Tenure

Leasehold

### Council Tax

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**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? Wire

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



***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.