



Fulwood Road, Lowton, WA3 2AX

***Offers in Excess of
£209,950***

Stone Cross Estate Agents are delighted to present this charming three-bedroom semi-detached dormer bungalow in a sought-after Lowton development. Conveniently located near shops, schools, and excellent transport links, this home offers an ideal living environment. The ground floor features an entrance hall, a lounge with French doors to the rear garden, a dining room, a kitchen, one bedroom, and a bathroom with a three-piece suite. Upstairs, there are two additional bedrooms and another bathroom. Outside, the property boasts a front driveway with ample off-road parking, a detached garage, and an enclosed rear garden with a lawn and patio area. **Please Contact Us To Arrange A Viewing 01942 356266**

- ***Three Bedrooms***
- ***Semi-Detached Dormer Bungalow***
- ***Driveway***
- ***Garage***
- ***Two Reception Rooms***
- ***Two Bathrooms***

Entrance Hall

UPVC double glazed door to the front elevation, laminate flooring, two ceiling light points, wall mounted radiator, meter cupboard and stairs to the first floor.

Lounge

12' 11" x 12' 0" (3.94m x 3.65m) UPVC double glazed French doors to the rear elevation, ceiling light point, two wall light points, wall mounted radiator and under the stair storage.

Dining Room

14' 0" x 11' 11" (4.26m x 3.64m) UPVC double glazed window to the front elevation, ceiling light point, wall light point and wall mounted radiator.

Kitchen

13' 1" x 7' 10" (4.00m x 2.39m) UPVC double glazed door to the side elevation, UPVC double glazed window to the front elevation, a variety of wall, base and drawer units, stainless steel sink unit with a swan neck tap, induction hob, extractor, Zanussi double oven, tiled walls, tiled flooring, spotlights, plumbing for washing machine, integrated fridge/freezer, integrated dish washer and a cupboard housing the boiler.

Bedroom One

9' 5" x 11' 3" (2.87m x 3.42m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

5' 9" x 7' 9" (1.75m x 2.37m) UPVC double glazed frosted window to the side elevation, W/C, bath with overhead shower, sink unit, part tiled walls, wall mounted radiator and spotlights.

First Floor

Bedroom Two

10' 10" x 11' 9" (3.31m x 3.57m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bedroom Three

10' 0" x 11' 3" (3.05m x 3.44m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bathroom

8' 4" x 8' 1" (2.54m x 2.47m) UPVC double glazed frosted window to the side elevation, electric shower, W/C, sink unit, corner bath, spotlights, tiled walls and a wall mounted radiator.



Outside

Front

Partly enclosed, driveway, detached garage and access to the rear.

Garage

Detached, up and over door, two windows to the side elevation, door to the side elevation, power and lighting and has been extended.

Rear

Enclosed, artificial lawn, patio areas, composite decking and plants/trees.

Tenure

Freehold

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



Energy performance certificate (EPC)

10 Fulwood Road
Lowton
WARRINGTON
WA3 2AX

Energy rating
E

Valid until: 17 July 2034

Certificate number: 9239-3040-1203-6784-0200

Property type Semi-detached house

Total floor area 108 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 E. 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.