



**Rowan Avenue, Lowton, WA3 2DD**

**Offers in Excess of  
£199,950**

**Stone Cross Estate Agents proudly present this beautiful three-bedroom semi-detached home in the heart of Lowton St Mary's village. Conveniently located near shops, schools, eateries, and local bus routes, with easy access to the A580.**

**The property features an entrance hallway, lounge, and kitchen/diner with sliding doors opening to the rear garden. Upstairs, you'll find three bedrooms and a family bathroom.**

**Outside, there's a paved driveway with double gates to a detached garage and a rear garden with trees, hedges, and a paved patio area. Don't miss out on this gorgeous home!**

**\*\*CONTACT US TO ARRANGE A VIEWING 01942 356266\*\***

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Detached Garage**
- **Enclosed Rear Garden**
- **Ideal Family Home**

### **Entrance Hall**

Via UPVC double glazed door to the front elevation, laminate flooring, ceiling light point, wall mounted radiator and stairs to the first floor.

### **Lounge**

14' 4" x 12' 8" (4.37m x 3.86m) UPVC double glazed half box bay window to the front elevation, laminate flooring, ceiling light point, wall mounted radiator and an electric fire with a mantle.

### **Kitchen/Diner**

8' 4" x 15' 9" (2.53m x 4.81m) UPVC double glazed window to the rear elevation, UPVC double glazed sliding doors to the rear elevation, a variety of wall, base and drawer units, electric BOSCH oven, gas hob, extractor, space for fridge/freezer, plumbing for washing machine, stainless steel sink unit with swan neck tap, understairs storage, spotlights, wall mounted radiator, BOSCH integrated dishwasher, cupboard housing the boiler.

### **First Floor**

#### **Landing**

UPVC double glazed window to the side elevation, loft access-part boarded + pull down ladder, ceiling light point and storage cupboard.

#### **Bedroom One**

12' 2" x 9' 5" (3.71m x 2.88m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Two**

10' 7" x 8' 11" (3.23m x 2.73m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Three**

9' 3" x 6' 2" (2.81m x 1.88m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, storage cupboard and integrated wardrobe.

#### **Bathroom**

5' 6" x 6' 5" (1.67m x 1.95m) UPVC double glazed frosted window to the rear elevation, corner shower, vanity sink unit, W/C, wall mounted radiator, spotlights and tiled walls.





## **Outside**

### **Front**

*Paved patio driveway with ample off road parking and gate access to the rear.*

### **Garage**

*Detached, up and over door, power and lighting, separate fuse box and wooden door to the side elevation.*

### **Rear**

*Enclosed, paved patio, side area, plants/trees and bushes.*

### **Tenure**

*Freehold*

### **Council Tax**

*B*

### **Other Information**

*Water mains or private? Mains*

*Parking arrangements? Driveway and detached garage*

*Flood risk? No*

*Coal mining issues in the area? No*

*Broadband how provided? Fiber*

*If there are restrictions on covenants? No*

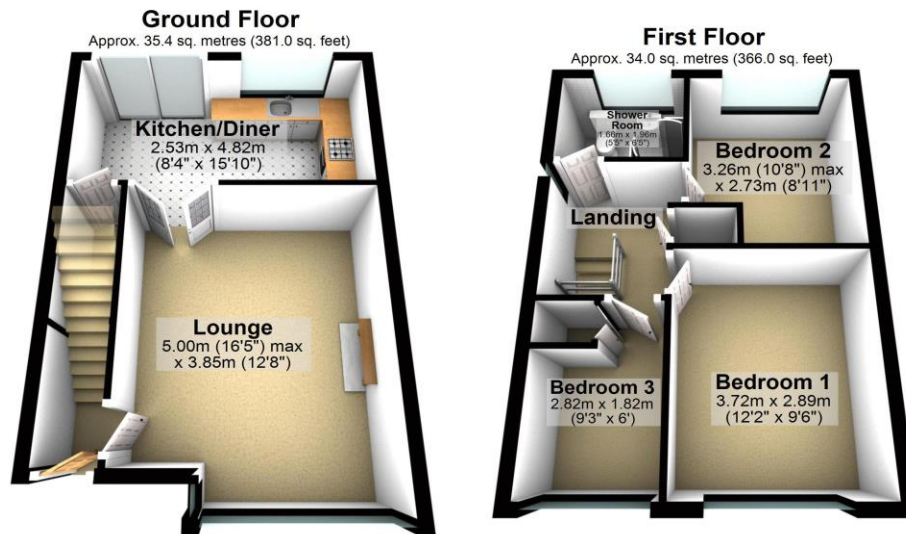
*Is the property of standard construction? Yes*

*Are there any public rights of way? No*

*Safety Issues? No*

***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. 69.4 sq. metres (747.0 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)

51 Rowan Avenue Lowton WARRINGTON WA3 2DD	Energy rating <b>D</b>	Valid until: 21 July 2034
		Certificate number: 3000-3228-0122-8425-3343
Property type	Detached house	
Total floor area	68 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/3000-3228-0122-8425-3343?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.