

Beardsmore Drive, Lowton, WA3 2JH

Stone Cross Estate Agents are thrilled to present this stunning
three-bedroom detached bungalow in the heart of Lowton St Luke's.
Located in a sought-after residential estate, this property offers
easy access to local amenities including shops, schools, parks, and
eateries, as well as excellent transport links via the East Lancashire
Road (A580) and the National Motorway Network. The bungalow
features an entrance vestibule, lounge, dining room, kitchen, utility
room, three bedrooms (one with an en-suite), and a bathroom.
Outside, the front boasts a patio driveway, detached garage, and
ample off-road parking, with double doors leading to a private,
enclosed rear garden. Don't miss out on this beautiful home!
Please Contact Us To Arrange A Viewing 01942 356266

Offers in Excess of £349,950

- Three Bedroom Detached Bungalow
 - **Utility Room**
- Driveway
- Detached Garage
- Two Reception Rooms
- Not Overlooked at the Rear

Entrance Porch

Via UPVC double glazed door to the front elevation, two UPVC double glazed windows to the side elevations.

Lounge

16' 5" x 13' 9" (5m x 4.20m) UPVC double glazed window to the front elevation, ceiling light point, two wall light points, two wall mounted radiators and a feature fireplace.

Dining Room

9' 2" x 8' 10" (2.80m x 2.70m) UPVC double glazed doors to the rear elevation, wall mounted radiator and ceiling light point.

Kitchen/Diner

10' 2" x 8' 4" (3.10m x 2.53m) UPVC double glazed window to the side elevation, tiled flooring, part tiled walls, stainless steel sink unit, wall mounted radiator, ceiling light point, hob, oven and a variety of wall, base and drawer units.

Utility room

10' 2" x 5' 11" (3.10m x 1.80m) UPVC double glazed window to the rear elevation, plumbing for washing machine, tiled flooring, stainless steel sink unit, space for fridge/freezer, part tiled walls and a variety of wall, base and drawer units.

Bedroom One

14' 5" x 10' 2" (4.40m x 3.10m) UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator, integrated wardrobes and doors leading to en-suite.

En-Suite

10' 2" x 5' 3" (3.10m x 1.60m) UPVC double glazed window to the rear elevation, W/C, vanity sink unit, double shower cubicle, hand towel radiator, ceiling light point, tiled flooring and part tiled walls.

Bedroom Two

17' 1" x 8' 2" (5.20m x 2.50m) Two UPVC double glazed windows one to the front elevation and one to the rear elevation, wall mounted radiator and ceiling light point.

Bedroom Three

12' 0" x 7' 3" (3.66m x 2.20m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bathroom

7' 10" x 5' 11" (2.40m x 1.80m) UPVC double glazed window to the side elevation, tiled walls, tiled flooring, hand towel radiator, W/C, wash hand basin, shower unit and ceiling light point.









Outside

Front

Patio driveway with double doors leading to rear, detached garage, stones and plants and trees.

Rear

Enclosed, not overlooked, laid to lawn, patio areas and access to the detached garage.

Council Tax

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Tenure

Leasehold

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?
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









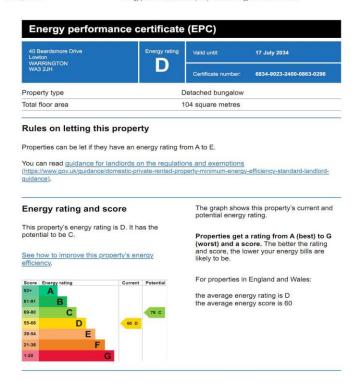


Total floor area 108.1 sq.m. (1.163 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

7/18/24, 9:17 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK



https://find-energy-certificate.service.gov.uk/energy-certificate/6834-9023-2400-0863-0296?print=true

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.