



Beardsmore Drive, Lowton, WA3 2JH

**Offers in Excess of
£349,950**

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****

- **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

D

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.

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

Energy performance certificate (EPC)

| | | |
|--|--------------------------------------|---|
| 40 Beardsmore Drive Lowton WARRINGTON WA3 2JH | Energy rating D | Valid until: 17 July 2034 Certificate number: 6834-9023-2400-0863-0296 |
|--|--------------------------------------|---|

Property type: Detached bungalow
Total floor area: 104 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 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

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

1/4

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.