



Welford Avenue, Lowton, WA3 2RN

**Offers in Excess of
£249,950**

Stone Cross Estate Agents are thrilled to present this stunning three-bedroom detached bungalow in the highly sought-after development of Lowton St Luke's. Ideally located near shops, schools, recreational grounds, and eateries, this beautiful home features an entrance/reception room, lounge, dining room, kitchen, two bedrooms (one with an en-suite), a spacious conservatory, and a bathroom. The property boasts excellent curb appeal with a block-paved driveway leading to an integral garage, and a private rear garden with lawn and patio areas. Don't miss out on this exceptional home!

*****Contact Us To Arrange A Viewing 01942 356266*****

- **Three Bedrooms**
- **Three Reception Rooms**
- **Driveway**
- **Integral Garage**
- **Two Bathrooms**
- **Conservatory**

Entrance/Reception Room

13' 1" x 8' 6" (3.98m x 2.58m) Via Composite double glazed frosted door to the front elevation, UPVC double glazed window to the side elevation, laminate flooring, ceiling light point and wall mounted radiator.

Lounge

17' 2" x 11' 11" (5.22m x 3.63m) UPVC double glazed window to the front elevation, laminate flooring, ceiling light point, two wall mounted radiators and a gas fire with mantle.

Kitchen

10' 0" x 8' 6" (3.06m x 2.58m) UPVC double glazed window to the conservatory, UPVC double glazed French doors to the conservatory, a variety of wall, base and drawer units, stainless steel sink unit with a swan neck tap, freestanding oven, extractor, space for fridge/freezer, integrated washing machine, part tiled walls, wall mounted radiator and spotlights.

Conservatory

10' 8" x 20' 6" (3.24m x 6.24m) UPVC double glazed windows to the surround and UPVC double glazed French doors to the side elevation, UPVC double glazed door to the rear elevation, wall mounted radiator, tiled flooring and two wall light points.

Bedroom One

11' 0" x 10' 2" (3.35m x 3.11m) UPVC double glazed French doors to the conservatory, ceiling light point, two wall light points and wall mounted radiator.

Bedroom Two

14' 1" x 8' 3" (4.29m x 2.51m) (to wardrobes) UPVC double glazed window to the rear elevation, spotlights, wall mounted radiator, laminate flooring and integrated wardrobes.

En-Suite

2' 9" x 5' 7" (0.83m x 1.70m) W/C, vanity sink unit, shower-mains, tiled walls, tiled flooring and spotlights.

Bathroom

7' 4" x 5' 3" (2.24m x 1.61m) UPVC double glazed window to the side elevation, W/C, vanity sink unit, double walk in shower unit-mains, tiled walls, tiled flooring, ceiling light point and wall mounted radiator.

Front

Printed paved driveway with ample off road parking and gates to the side with access to the rear.

Rear

Enclosed, patio and laid to lawn areas, plants and shrubs.



Tenure

Council Tax

C

Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

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.



Energy performance certificate (EPC)			
26 Wellford Avenue Lowton WARRINGTON WA3 2RN	Energy rating	Valid until:	21 August 2034
	C	Certificate number:	0340-2479-2480-2124-1131
Property type	Detached bungalow		
Total floor area	71 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 C. It has the potential to be B.

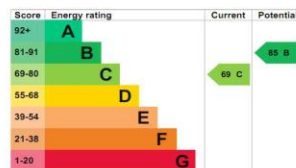
[See how to improve this property's energy efficiency.](#)

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



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.