



Craven Avenue, Lowton, WA3 2PF

**Offers in Excess of
£400,000**

Stone Cross Estate Agents are thrilled to present this stunning four-bedroom detached bungalow in the highly sought-after area of Lowton. Conveniently located near the East Lancashire Road and local amenities, this home features a welcoming entrance hall leading to a spacious lounge, which opens into a dining room and a well-equipped kitchen. The property offers four bedrooms and two bathrooms, including a versatile section with its own entrance, bedroom, bathroom, and utility room—perfect for an elderly relative or teenager. Situated on one of the largest plots in the area, the front of the property boasts a lush lawn adorned with apple trees and a block-paved driveway with ample parking and a garage. The rear offers a low-maintenance paved garden, perfect for relaxation.

Don't miss the opportunity to make this gorgeous home yours!

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

- **Four Bedrooms**
- **Detached Bungalow**
- **Freehold**
- **Versatile Accommodation**
- **Garage**
- **Large Plot**

Entrance Hall

Via UPVC double glazed frosted door to the front elevation, two ceiling light points, wall mounted radiator and oak flooring. Giving access to a cloak cupboard, large airing cupboard and access via ladder to a large boarded loft area with power and lighting.

Lounge

19' 0" x 13' 9" (5.80m x 4.20m) UPVC double glazed bow window to the front elevation, two ceiling light points, wall mounted radiator, fireplace with mantle, Plantation shutters and oak flooring.



Dining Room

8' 2" x 8' 2" (2.50m x 2.50m) UPVC double glazed French doors to the rear elevation, ceiling light point, wall mounted radiator and oak flooring.

Kitchen

10' 6" x 6' 7" (3.20m x 2.00m) UPVC double glazed window to the rear elevation, spotlights, eye-level oven, electric hob, extractor, integrated dishwasher, integrated fridge, stainless steel sink unit with mixer tap and a variety of wall, base and drawer units.

Bedroom One

16' 5" x 10' 6" (5m x 3.2m) UPVC double glazed bow window to the front elevation, ceiling light point, wall mounted radiator, Plantation shutters, integrated wardrobes, integrated dresser and oak flooring.



Bedroom Three

9' 10" x 8' 6" (3m x 2.6m) UPVC double glazed French doors to the rear elevation, ceiling light point, wall mounted radiator and oak flooring.

Bedroom Four

7' 7" x 6' 7" (2.30m x 2m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and oak flooring.



Family Bathroom

6' 11" x 6' 7" (2.1m x 2m) UPVC double glazed frosted window to the rear elevation, tiled walls, tiled flooring, hand towel radiator, spotlights, three piece suite comprising of a W/C, vanity sink unit with a mixer tap and a bath with an overhead shower.

Inner Hall

Via UPVC double glazed frosted door to the front elevation, ceiling light point, wall mounted radiator, oak flooring and a UPVC double glazed door leading to the rear garden.



Bedroom Two

18' 1" x 8' 10" (5.5m x 2.7m) UPVC double glazed bow window to the front elevation, two ceiling light points, two wall mounted radiators, Plantation shutters and oak flooring.

Utility Room

4' 7" x 5' 11" (1.4m x 1.8m) UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator, stainless steel sink unit with a mixer tap, plumbing for washing machine and wall, base units.

Shower Room

5' 11" x 5' 11" (1.8m x 1.8m) Glazed frosted window to the rear elevation, W/C, vanity sink unit, shower cubicle, tiled walls, spotlights and a hand towel radiator.

Outside

Front

Block paved driveway leading to a garage both offering off road parking, large lush lawn area with trees and plants.

Rear

Enclosed, low maintenance paved garden with bushes, shed and gate access to the front.

Council Tax

D

Tenure

Freehold

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/Sky 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 112.9 m² (1,215 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.

Energy performance certificate (EPC)

2, Craven Avenue Lowton WARRINGTON WA3 2PF	Energy rating	Valid until:	15 March 2030
	D	Certificate number:	8430-6027-4160-9239-1296

Property type	Detached bungalow
Total floor area	112 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



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.