



Chester Avenue, Lowton, WA3 2JF

**Offers in Excess of
£324,950**

Stone Cross Estate Agents are thrilled to present this stunning four-bedroom detached family home, ideally located on a sought-after residential estate in Lowton St Luke's. Offered with NO CHAIN, this property is just a stone's throw from local amenities, including shops, schools, pubs, and eateries. With excellent access to the East Lancashire Road (A580) and the National Motorway Network, the location is perfect for commuters. The ground floor features an entrance hall, spacious lounge, dining room, kitchen, conservatory, and a convenient cloakroom. Upstairs, there are four bedrooms, including one with an en-suite, and a family bathroom. Outside, a pressed concrete driveway leads to an integral garage, providing ample off-road parking. The south facing rear garden is enclosed, with a lawn, patio, and decked area, perfect for relaxation. Don't miss out on this beautiful home! **Please Contact Us To Arrange A Viewing 10942 356266**

- **Four Bedrooms**
- **Detached**
- **No Chain**
- **Driveway**
- **Garage**
- **Enclosed Rear Garden**

Entrance Hall

Via Composite door to the front elevation, vinyl flooring, wall mounted radiator, two ceiling light points, under the stairs storage and stairs to the first floor.

Lounge

14' 1" x 12' 11" (4.29m x 3.93m) UPVC double glazed sliding doors to the rear elevation, two ceiling light points, wall mounted radiator and coal effect gas fire with marble hearth and feature surround.

Dining Room

12' 3" x 9' 1" (3.74m x 2.77m) UPVC double glazed bay window to the front elevation, wall mounted radiator and ceiling light point.

Kitchen

14' 5" x 9' 6" (4.4m x 2.9m) UPVC double glazed sliding doors leading to the conservatory, wooden flooring, wall, base and drawer units, two ceiling light points, space for cooker, extractor, plumbing for washing machine, integrated dish washer, one and a half stainless steel sink unit with a mixer tap, space for fridge/freezer, wine cooler and part tiled walls.

Conservatory

14' 4" x 10' 2" (4.38m x 3.10m) UPVC double glazed windows to the surround, UPVC double glazed French doors to the side elevation, wooden flooring, wall mounted radiator and a ceiling light point with a fan.

Cloakroom

UPVC double glazed frosted window to the front elevation, ceiling light point, wall mounted radiator, vinyl flooring, wall mounted radiator, W/C and wash hand basin with two taps and tiled splash back.

First Floor

Landing

Loft access, wall mounted radiator, ceiling light point and storage cupboard.

Bedroom One

13' 9" x 12' 6" (4.2m x 3.8m) UPVC double glazed window to the front elevation, ceiling light point with a fan, wall mounted radiator, integrated mirrored wardrobes and door leading into the en-suite.

En-suite

UPVC double glazed frosted window to the front elevation, W/C, vanity sink unit with a mixer tap, shower unit, laminate flooring, wall mounted radiator and a ceiling light point.



Bedroom Two

11' 2" x 8' 0" (3.4m x 2.44m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and built in wardrobes.

Bedroom Three

10' 10" x 10' 0" (3.3m x 3.06m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and built in wardrobes.

Bedroom Four

7' 10" x 7' 10" (2.4m x 2.4m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point and built in wardrobes.

Bathroom

UPVC double glazed frosted window to the rear elevation, three piece suite comprising of a W/C, wash hand basin with a mixer tap, bath with a hand held shower, wall mounted radiator, ceiling light point and part tiled walls.

Outside

Front

Pressed concrete driveway leading to integral garage.

Rear

Enclosed, south facing, laid to lawn, patio area, enclosed decked area and gate access to the front.

Tenure

Leasehold: £50.00 per annum

Council Tax

D

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

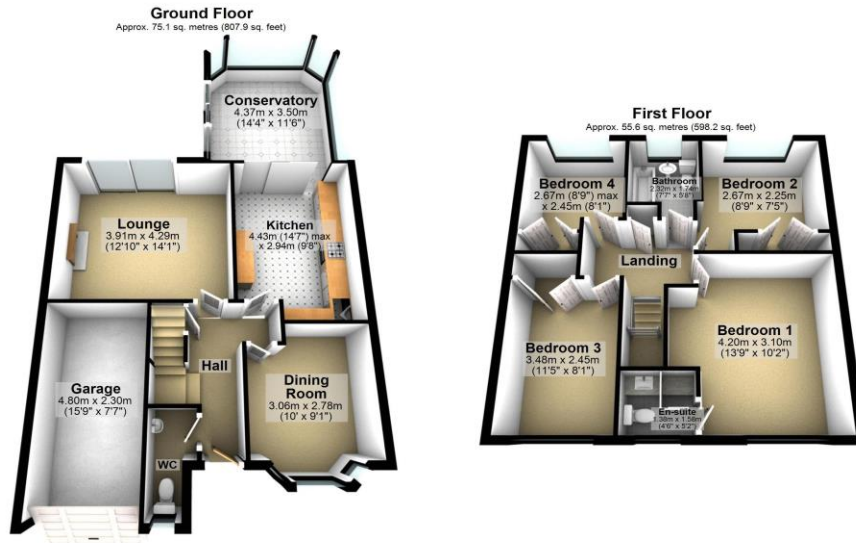
Flood risk? No Coal mining issues in the area? No

Broadband how provided? Virgin 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 area: approx. 130.6 sq. metres (1406.1 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

8/28/24, 11:25 AM

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

Energy performance certificate (EPC)

36 Chester Avenue
Lowton
WARRINGTON
WA3 2JF

Energy rating
D

Valid until: 27 August 2034

Certificate number: 0370-2913-8480-2324-0145

Property type: Detached house

Total floor area: 105 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.