



Rutland Avenue, Lowton, WA3 2RQ

**Offers in Excess of
£249,950**

Stone Cross Estate Agents are thrilled to present this stunning four-bedroom semi-detached dormer bungalow in a highly sought-after area of Lowton, just off Church Lane. This charming property provides easy access to local schools, shops, dining options, and excellent transport links, including a bus route, East Lancashire Road, and the National Motorway Network. The ground floor features a welcoming entrance hall, an open-plan lounge/kitchen with French doors to the rear garden, integrated appliances, a breakfast bar, two double bedrooms, and a modern three-piece bathroom. Upstairs, the landing offers ample eaves storage and two additional double bedrooms. Outside, the front boasts a driveway leading to a detached garage, perfect for off-road parking, while the rear garden offers a lawn and patio area. Don't miss out on this beautiful home!Please Contact Us To Arrange A Viewing 01942**

356266**

- **Four Double Bedrooms**
- **Semi-Detached**
- **Dormer Bungalow**
- **Open Plan Lounge/Kitchen**
- **Driveway**
- **Garage**

Entrance Hall

Via Composite door to the side elevation, two ceiling light points, wall mounted radiators and stairs to the first floor.

Lounge/Kitchen

21' 11" x 14' 2" (6.67m x 4.32m) L shape, UPVC double glazed French doors to the rear elevation, two wall light points, laminate flooring, wall mounted radiator and electric fireplace. (3.17m in kitchen) Via Composite door to the side elevation, UPVC double glazed window to the rear elevation, ceiling light point, laminate flooring, a variety of wall, base and drawer units, space for fridge/freezer, oven, electric hob, extractor, plumbing for washing machine, space for dryer, integrated dishwasher and part tiled walls.

Bedroom One

12' 3" x 11' 3" (3.73m x 3.42m) UPVC double glazed window to the front elevation, ceiling light point, under stairs storage and wall mounted radiator.

Bedroom Two

8' 0" x 10' 3" (2.44m x 3.13m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bathroom

6' 5" x 7' 1" (1.96m x 2.16m) UPVC double glazed frosted window to the side elevation, vanity sink unit with a mixer tap, W/C, bath with overhead shower, hand towel radiator, tiled flooring, tiled walls and ceiling light point.

First Floor

Landing

Ceiling light point and eaves storage.

Bedroom Three

11' 10" x 11' 9" (3.61m x 3.57m) UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.

Bedroom Four

8' 6" x 11' 3" (2.58m x 3.42m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and eaves storage.



Outside

Front

Laid to lawn garden area with bushes and trees, driveway with stones and patio leading to the detached garage.

Rear

Part enclosed, laid to lawn garden, patio area with bushes and trees.

Tenure

Council Tax

C

Other Information

Water mains or private:

Parking arrangements:

Flood Risk:

Coal mining:

Broadband :

Restriction or covenants:

Standard construction:

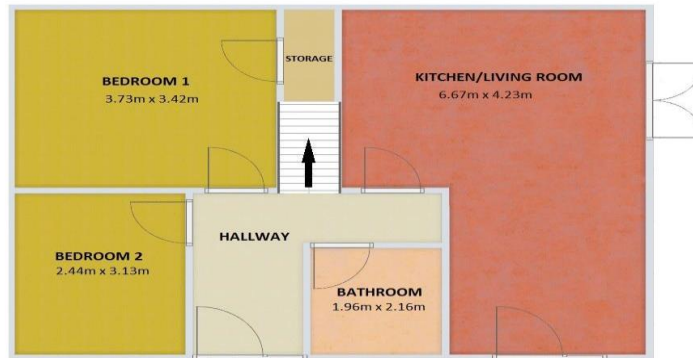
Public rights of way:

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.



FIRST FLOOR



Energy performance certificate (EPC)

18 RUTLAND AVENUE LOWTON WA3 2RQ	Energy rating	Valid until:	11 April 2031
	E	Certificate number:	9399-1001-6204-4379-1200
Property type	Semi-detached house		
Total floor area	94 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 E. 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.