



Waverley Road, Lowton, WA3 2HE

**Offers in Excess of
£239,950**

Stone Cross Estate Agents are thrilled to present this delightful, three-bedroom detached true bungalow, situated in the highly sought-after town of Lowton. Perfectly located for convenient access to a variety of local amenities, including shops, schools, recreational areas, and popular pubs and eateries, this charming property offers comfortable and spacious living throughout. The bungalow features an entrance vestibule leading to a welcoming lounge, a kitchen, three well-proportioned bedrooms, a family bathroom with a separate W/C, and a bright conservatory. Outside, you'll find a gated, front garden and a generous driveway offering ample off-road parking. At the rear, an enclosed garden and a garage provide additional space for parking and storage. ***CONTACT US NOW TO ARRANGE A VIEWING!!!**

- ***Three Bedroom Detached Bungalow***
- ***Detached Garage***
- ***Two Reception Rooms***
- ***Off-Road Parking***
- ***Enclosed Rear Garden***

Entrance Vestibule

Hard wood door to the front elevation, hard wood door to living room and a ceiling light point.

Lounge

15' 8" x 19' 1" (4.77m x 5.82m) Two ceiling light points, fireplace with mantle, two wall mounted radiators and two hard wood windows to side and front elevation.

Kitchen

14' 4" x 9' 7" (4.38m x 2.93m) Ceiling light point, variety of wall base and drawer units, wall mounted radiator, sink unit with a mixer tap, hard wood window to front elevation, hob and oven space and part tiled walls.

Conservatory

13' 1" x 7' 10" (3.99m x 2.38m) Hard wood window to surround, hard wood door to side elevation and wall mounted radiator.

Utility room

8' 0" x 5' 11" (2.44m x 1.81m) UPVC double glazed door to rear elevation, part tiled walls, wall base drawer unit and space for fridge freezer.

Bedroom 1

9' 8" x 13' 10" (2.95m x 4.22m) Hard wood window to rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bedroom 2

8' 10" x 12' 6" (2.69m x 3.81m) Ceiling light point and an aluminum sliding door to conservatory.

Bedroom 3

5' 11" x 10' 8" (1.80m x 3.24m) Aluminum window to rear elevation, ceiling light point and a wall mounted radiator.

Inner Hall

Ceiling Light Point, loft access and a wall mounted radiator.

Bathroom

5' 6" x 5' 6" (1.67m x 1.68m) Bath, over head shower, ceiling light point, wall mounted radiator, hard wood window to side elevation, vanity sink unit and tiled walls and flooring.

W/C

Separate W/C with tiled walls and flooring, hard wood window to side elevation and a ceiling light point.



Outside

Front garden

Enclosed, gated, driveway, stones and bushes.

Rear Garden

Detached garage, drive, patio, bushes, laid to lawn, double doors, enclosed and lean to area.

Tenure

Leasehold: £10.50 per annum

Council Tax Band

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? Not known by Vendor

Coal mining issues in the area? No

Broadband how provided? No broadband

If there are restrictions on covenants? Not known by Vendor

Is the property of standard construction? Yes

Are there any public rights of way? Not known by Vendor

Safety Issues? No

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)			
9 Waverley Road Lowton WARRINGTON WA3 2HE	Energy rating	Valid until:	13 October 2034
	D	Certificate number:	9360-2404-5400-2994-8201
Property type	Detached bungalow		
Total floor area	78 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.