

Braithwaite Road, Lowton

Stone Cross Estate Agents are delighted to present this charming three-bedroom detached home, nestled in the heart of Lowton's sought-after village. Ideally located near local amenities, schools, shops, and major transport links, this property offers both convenience and comfort. The ground floor features a welcoming hallway, a spacious lounge/dining area, a modern kitchen, a utility room, and a convenient W/C. Upstairs, you'll find three well-proportioned bedrooms, including a master with an en-suite, as well as a stylish family bathroom. The exterior boasts a beautifully maintained front garden, while the enclosed, gated rear garden features low-maintenance artificial grass, block paving, and electric charging points, perfect for off-road parking.\*\*\*CONTACT US NOW TO ARRANGE A VIEWING!!!\*\*\*

# Offers in the Region Of £279,950

- Detached House
- Enclosed Rear Garden
- Three Bathrooms
- Sought After Location
- Three Bedrooms
- Off-Road Parking

## **Entrance Hallway**

Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation and a composite door to the front elevation.

## Lounge/Diner

24' 1" x 14' 3" (7.33m x 4.34m) UPVC double glazed window to rear elevation, three ceiling light points, French doors to side elevation, two wall mounted radiators and laminate flooring.

#### Kitchen

9' 7" x 11' 6" (2.93m x 3.50m) Integrated washing machine, integrated dish washer, space for fridge/freezer, sink unit with a swan tap, integrated oven and extractor fan, two UPVC double glazed windows to the rear elevation and front elevation, spotlights and a UPVC double glazed frosted door to the rear elevation.

### **Utility room**

Wall light, storage and space for a tumble dryer.

#### W/C

7' 3" x 2' 11" (2.21m x 0.9m) UPVC double glazed frosted window to the front elevation, wash hand basin, heated towel radiator, laminate flooring, part tiled walls, spotlights and a W/C.

## **Upstairs**

#### Bedroom 1

11' 6" x 9' 6" (3.50m x 2.9m) UPVC double glazed window to front elevation, ceiling light point and a wall mounted radiator.

#### Ensuite

3' 9" x 9' 2" (1.14m x 2.79m) Sink unit, wash hand basin with a swan tap, W/C, tiled walls, UPVC double glazed frosted window to front elevation, heated towel radiator and spotlights.

#### Bedroom 2

9' 0" x 8' 7" (2.75m x 2.61m) Ceiling light point, UPVC double glazed window to rear elevation, wall mounted radiator and loft access.

## Bedroom 3

8' 3" x 9' 0" (2.51m x 2.75m) UPVC double glazed window to rear elevation and front elevation, ceiling light point, wall mounted radiator and laminate flooring.

#### **Bathroom**

5' 0" x 8' 4" (1.52m x 2.54m) UPVC double glazed frosted window to rear elevation, part tiled windows, spotlights, W/C, vanity sink unit, P shaped bath with









over head shower, laminate flooring and heated towel radiator.

## Outside

#### Front

Laid to Lawn.

#### Rear Garden

Electric vehicle charger, enclosed, artificial grass, block paving, bushes, trees, boarders, patio and an electric double gate to front elevation.

## **Tenure**

Freehold

## **Council Tax**

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## Other Information

Water mains or private? Mains Parking arrangements? Off-Road Parking Flood risk? No Coal mining issues in the area? No Broadband how provided? Wire 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

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.



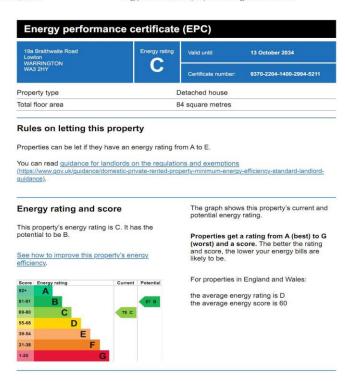






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## Viewing of this property is strictly by appointment through Stone Cross Estate Agents.