



## ***Welford Avenue, Lowton***

***Offers in Excess of  
£259,950***

***Stone Cross Estate Agents are delighted to present this three bedroom detached true bungalow located in the highly sought-after development of Lowton St Luke's. Ideally located near shops, schools, recreational grounds and eateries. This beautiful home features an entrance vestibule, lounge, kitchen/diner, three bedrooms and a bathroom. Externally the property boasts a front garden and driveway leading to an integral garage and a private rear garden with laid to lawn, patio, stones and shrubbery. \*\*\*CONTACT US NOW TO ARRANGE A VIEWING!!!\*\*\****

- ***Three Bedrooms***
- ***Enclosed Rear Garden***
- ***Off Road Parking***
- ***Sought After Location***
- ***Integral Garage***

### **Entrance Vestibule**

Hard wood double glazed door to external, wooden door into the hallway and wooden double glazed windows.

### **Hallway**

Wall Mounted Radiator.

### **Lounge**

17' 4" x 12' 0" (5.28m x 3.66m) UPVC double glazed window to the front elevation, UPVC double glazed window to front elevation, fire and mantle, spotlights and a wall mounted radiator.

### **Kitchen/Diner**

18' 1" x 19' 9" (5.50m x 6.02m) UPVC double glazed window to rear elevation, UPVC double glazed French doors to the rear elevation, three ceiling light points, two wall mounted radiators, integrated oven, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine and a hob and extractor fan.

### **Bedroom 1**

23' 0" x 11' 1" (7.01m x 3.37m) UPVC double glazed window to the rear elevation, integrated drawers, two ceiling light points and a wall mounted radiator.

### **Bedroom 2**

11' 1" x 10' 0" (3.38m x 3.05m) UPVC double glazed window to conservatory, ceiling light point and a wall mounted radiator.

### **Bedroom 3**

9' 3" x 8' 6" (2.82m x 2.58m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

### **Bathroom**

UPVC double glazed frosted window, bath and over head shower, sink unit, W/C and tiled walls.

### **Outside**

#### **Front**

Paved front garden and driveway leading to the integrated garage.

#### **Rear**

Laid to Lawn, Shrubbery, Part Paved and stoned area.

#### **Tenure**

Freehold

#### **Council Tax**

C





**Other Information**

Water mains or private? Mains

Parking arrangements? Drive

Flood risk? No

Coal mining issues in the area? Unsure

Broadband how provided? BT

If there are restrictions on covenants? No

Is the property of standard construction? Standard

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.**



***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.