



**Brook Lynn Avenue, Lowton, WA3 2TE**

**Offers in Excess of  
£209,950**

**Stone Cross Estate Agents are delighted to present this Semi-Detached true bungalow situated in a sought after area of Lowton, on a quiet cul-de-sac. The property comprises of an entrance vestibule, lounge, kitchen/diner, three bedrooms and a bathroom.**

**The exterior promotes a front garden with laid to lawn, mature shrubbery, an integral garage and a driveway. The rear is enclosed with laid to lawn, paved areas and a summer house. \*\*Contact us now to arrange a viewing\*\***

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

### **Entrance Vestibule**

UPVC double glazed door to the front elevation and a ceiling light point.

### **Lounge**

14' 0" x 17' 4" (4.27m x 5.29m) UPVC double glazed window to the front elevation, ceiling light point, two wall mounted radiators and a fire and mantle.

### **Kitchen**

10' 4" x 7' 10" (3.14m x 2.39m) UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, ceiling light point, wall, base and drawer units, stainless steel sink unit with a swan tap, space for a fridge/freezer, space for an oven, plumbing for a washing machine, laminate flooring and a storage cupboard.

### **Diner**

13' 1" x 10' 0" (4.0m x 3.05m) Two UPVC double glazed windows to the rear and side elevation, ceiling light point, two wall light points and a wall mounted radiator.

### **Hallway**

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

### **Bedroom 1**

9' 2" x 15' 0" (2.8m x 4.56m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

### **Bedroom 2**

9' 0" x 11' 6" (2.75m x 3.5m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

### **Bedroom 3**

7' 1" x 12' 10" (2.16m x 3.91m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

### **Bathroom**

6' 1" x 5' 10" (1.86m x 1.78m) UPVC double glazed frosted window to the side elevation, bath with and over head shower, sink unit, tiled walls and tiled flooring, spotlights, W/C and a hand towel radiator.

### **Outside**

#### **Front**

Laid to Lawn, driveway and access to integrated garage.

#### **Rear**

Laid to Lawn, shrubbery, stepping stones, summer house and patio areas.



**Council Tax**

C

**Tenure**

Leasehold: £20 per annum

**Other Information**

Water mains or private? Mains

Parking arrangements? Drive and Garage

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

Broadband how provided? Virgin cable

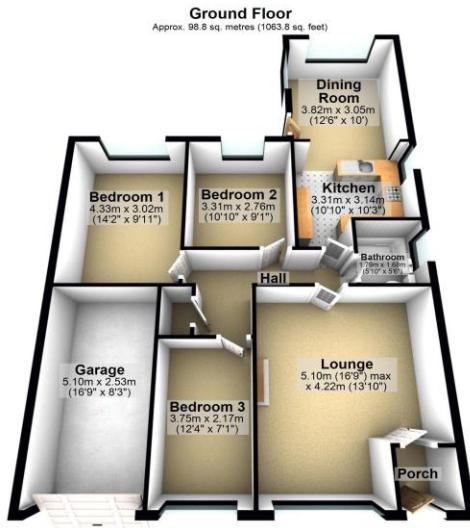
If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





Total area: approx. 98.8 sq. metres (1063.8 sq. feet)

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

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

### Energy performance certificate (EPC)

3 Brook Lynn Avenue Lowton WARRINGTON WA3 2TE	Energy rating <b>C</b>	Valid until: 20 November 2034
		Certificate number: 9300-2130-1490-2324-0475

Property type

Semi-detached bungalow

Total floor area

83 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 C. It has the potential to be B.

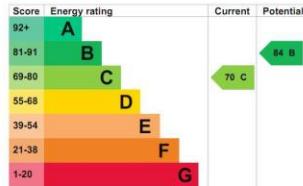
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2130-1490-2324-0475/print=true>

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**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.