



Rosedale Avenue, Lowton, WA3 2RW

**Offers in Excess of
£279,950**

*Stone Cross Estate Agents are thrilled to present this three-bedroom detached true bungalow to the market. This beautifully designed property features an inviting entrance hallway, three spacious bedrooms, with the master bedroom enjoying the luxury of a private wet-room. In addition, there's a well-appointed bathroom, an open-plan kitchen/diner perfect for entertaining, and a cozy lounge that opens up to the rear garden. Practicality is key, with the added convenience of a partially converted integrated garage. Outside, you'll find a generous driveway providing ample off-road parking, while the rear garden is a delightful paved space surrounded by mature shrubbery, offering a tranquil retreat. Located in a sought-after area of Lowton, this bungalow is just a short stroll from the vibrant amenities of Lowton and Golborne villages, including shops, primary and secondary schools, and a variety of bars and eateries. For those who commute, this property is ideally situated close to the East Lancashire Road (A580) and the M6 motorway, making travel a breeze. Don't miss out on this fantastic opportunity! **Contact us now to arrange a viewing***

- **Three Bedrooms**
- **Detached**
- **Driveway**
- **Enclosed Rear Garden**
- **Two Bathrooms**

Entrance Hallway

UPV double glazed door to the front elevation, wall mounted radiator, two ceiling light points, loft access and a storage cupboard.

Kitchen/Diner

18' 8" x 9' 9" (5.7m x 2.96m) UPVC double glazed frosted window to the side elevation, spotlights, wall mounted radiator, wall base and drawer units, stainless steel sink unit with a mixer tap, integrated hob, oven and grill, space for a fridge/freezer and plumbing for a washing machine and dishwasher.

Lounge

19' 0" x 9' 6" (5.8m x 2.9m) UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, wall mounted radiator and two ceiling light points.

Bedroom One

15' 9" x 10' 6" (4.8m x 3.2m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Wet Room

UPVC double glazed frosted window to the side elevation, ceiling light point, sink unit, W/C and a heated towel radiator.

Bedroom Two

8' 6" x 11' 10" (2.6m x 3.6m) UPVC double glazed window to the front elevation, integrated wardrobes, ceiling light point and a wall mounted radiator.

Bedroom Three

17' 5" x 7' 3" (5.3m x 2.2m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation, ceiling light point, bath with an over head shower, sink unit, W/C and a heated towel radiator.

Outside

Front

Driveway for ample off road parking.

Rear

Paved garden with shrubbery.

Tenure

Council Tax

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Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

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.





2/21/25, 2:35 PM

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

Energy performance certificate (EPC)

14 Rosedale Avenue Lowton WARRINGTON WA3 2RW	Energy rating B	Valid until: 20 February 2035 Certificate number: 9435-5022-9400-0350-7226
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Property type	Detached bungalow
Total floor area	102 square metres

Rules on letting this property

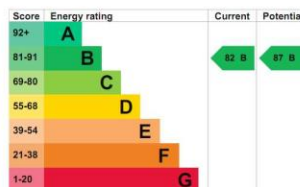
Properties can be let if they have an energy rating from A to E.

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 B. 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/9435-5022-9400-0350-7226?print=true>

1/5

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.