



Norwood Avenue, Lowton, WA3 2AE

**Offers in Excess of
£269,950**

Stone Cross Estate Agents are delighted to be able to bring to the market this semi-detached family sized house which is positioned on a popular estate of Lowton, St Luke's. This property is well located for all the amenities that the village offers ie shops, schools and eateries. This location offers ease of access to the East Lancashire Road (A580) which opens up a whole host of commuting opportunities. The ground floor comprising of an entrance hallway, lounge, kitchen, reception room/bedroom and the first floor promoting a bathroom and three bedrooms. Externally to the front there is a driveway offering ample parking. The rear garden is laid to lawn with a patio area and decking and access to the garage.

- **Four Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Enclosed Rear Garden**
- **Freehold**

Hallway

5' 11" x 14' 10" (1.80m x 4.52m)

UPVC double glazed door to the front elevation, stairs to the first floor, wall mounted radiator and a ceiling light point.

Lounge

18' 11" x 12' 0" (5.76m x 3.66m)

UPVC double glazed French doors to the rear elevation, two ceiling light points and two wall mounted radiators.

Kitchen

11' 2" x 16' 11" (3.4m x 5.15m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the garage, spotlights, wall base and drawer units, kitchen island, skylight, wall mounted radiator, integrated oven, washing machine, dishwasher, combination microwave, fridge, freezer, hob and extractor.

Reception Room/Bedroom

12' 7" x 13' 2" (3.83m x 4.01m)

UPVC double glazed bay window to the front elevation, ceiling light point and a wall mounted radiator.

Upstairs

Landing

Loft Access and a UPVC double glazed window to the side elevation.

Bedroom One

11' 11" x 9' 6" (3.63m x 2.89m)

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

Bedroom Two

11' 1" x 12' 2" (3.38m x 3.71m)

UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bedroom Three

6' 11" x 7' 7" (2.11m x 2.31m)

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

Bathroom

6' 3" x 6' 4" (1.90m x 1.93m)

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

Outside



Front

Driveway for off road parking and stoned area.

Rear

Laid to Lawn, patio and stoned areas, decked area and shrubbery.

Tenure

Freehold

Council Tax

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided?

Fibre, VirginMedia / OpenReach

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.



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.