



Hague Bush Close, Lowton, WA3 2JR

£279,950

Stone Cross Estate Agents are delighted to present this three bedroom detached family home situated in a popular area of Lowton. Accommodation includes a fitted kitchen, three reception rooms, three bedrooms, an office, W/C and a family bathroom. The property also has an integral garage, driveway, a delightful rear garden and is within easy reach of schools and local shops. **Contact us now to arrange a viewing**

- ***Three Bedrooms***
- ***Detached***
- ***Three Reception Rooms***
- ***Driveway***
- ***Enclosed Rear Garden***

Entrance

Lounge

10' 10" x 21' 1" (3.30m x 6.42m)

UPVC double glazed bay window to the front elevation, electric fire and mantle, stairs to the first floor, two ceiling light points and three wall light points.

Dining Room

13' 0" x 7' 11" (3.96m x 2.42m)

UPVC double glazed French doors to the rear elevation and three wall light points.

Kitchen

10' 10" x 7' 5" (3.29m x 2.26m)

UPVC double glazed window into the orangery, UPVC double glazed frosted door, integrated dishwasher and washing machine, space for a fridge/ freezer, stainless steel sink unit with a swan tap, tiled flooring, tiled walls, ceiling light point and an integrated oven, hob and extractor.

Orangery

11' 2" x 9' 11" (3.4m x 3.02m)

UPVC double glazed windows surrounding, UPVC double glazed French doors to the side elevation, laminate flooring, spotlights and a wall mounted radiator.

Upstairs

Bedroom One

14' 2" x 9' 10" (4.33m x 3m)

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

Bedroom Two

8' 9" x 10' 4" (2.67m x 3.14m)

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

Bedroom Three

7' 8" x 10' 11" (2.34m x 3.33m)

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

Office

4' 0" x 6' 11" (1.22m x 2.1m)

Laminate flooring and a ceiling light point.

Bathroom

7' 5" x 4' 9" (2.27m x 1.46m)

UPVC double glazed frosted window to the rear elevation, vanity sink unit, laminate flooring, spotlights, W/C and a shower cubicle.



W/C

UPVC double glazed frosted window to the rear elevation, W/C, ceiling light point, tiled walls and tiled flooring.

Outside**Front**

Driveway for ample off road parking.

Rear

Laid to Lawn and patio area.

Tenure

Freehold

Council Tax

C

Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

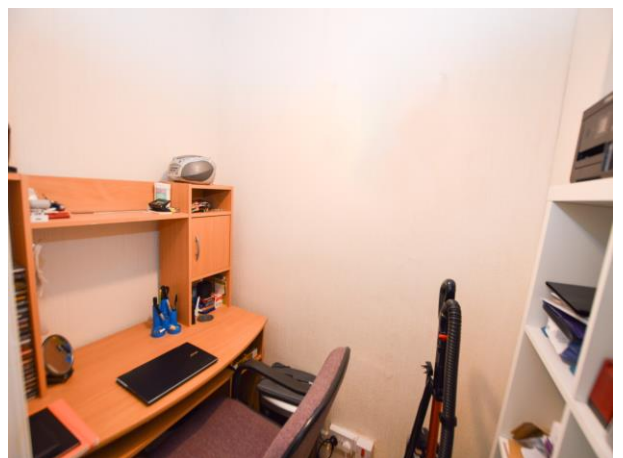
If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

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.