



**Hilary Avenue, Lowton, WA3 2ET**

**Offers in Excess of  
£299,950**

**Stone Cross Estate Agents are delighted to present to you this beautiful Two Bedroom Semi-Detached Bungalow. Located on the established well sought after residential estate in the heart of Lowton St Luke's, it is well positioned for ease of access to a range of local amenities i.e shops, schools and local bus routes. Also within close proximity to The East Lancashire Road (A580) and The National Motorway Network. Inside, discover a welcoming entrance, a large open plan lounge/kitchen/diner, a utility room, three bedrooms, and a modern bathroom. Outside, a front driveway and a delightful rear garden with a patio complete the picture. Don't miss out on this opportunity! \*\*\*CONTACT US TODAY TO ARRANGE A VIEWING!!!\*\*\***

- **Three Bedrooms**
- **Semi-Detached Bungalow**
- **Driveway for Ample Off Road Parking**
- **Enclosed Rear Garden**
- **Two Reception Rooms**

### **Entrance**

UPVC part frosted double glazed composite door to the side elevation into hallway.

### **Hallway**

Storage cupboard, loft access, 2 x ceiling light points and wall mounted radiator.

### **Kitchen/Lounge/Diner**

19' 9" x 18' 6" (6.012m x 5.63m) UPVC double glazed bi-folding doors to the rear elevation, UPVC double glazed window to the side elevation, 2 x UPVC double glazed windows to the side elevation, a range of wall, base, drawer units, breakfast island with under storage and integrated 5 ring gas hob, 1.5 bowl inset sink drainer with swan neck mixer tap, integrated fridge/freezer, oven, microwave dishwasher, granite worktops, 3 x ceiling light points, wall mounted radiator, tiled flooring with lounge area being carpeted.

### **Utility Room**

5' 8" x 5' 7" (1.731m x 1.704m) UPVC part frosted double glazed door to the side elevation, wall units, plumbing for washing machine, ceiling light point and tiled flooring.

### **Bedroom One**

12' 11" x 11' 9" (3.934m x 3.572m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Two**

13' 0" x 8' 5" (3.973m x 2.568m) UPVC double glazed box bay window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

9' 10" x 8' 4" (3.005m x 2.55m) UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.

### **Bathroom**

8' 7" x 8' 4" (2.622m x 2.542m) UPVC double glazed frosted window to the rear elevation, 3 piece white comprising of bath with TV inset into wall, WC, pedestal hand basin, double shower cubicle with mains waterfall shower, part tiled walls, 7 spotlights to ceiling, feature wall mounted radiator and tiled flooring.

### **Outside**

#### **Front**

Stones and Paved Areas.

#### **Rear**

Laid to Lawn and patio areas.



**Tenure**

Freehold

**Council Tax**

B

**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.



***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.