



Upwood Road, Lowton, WA3 2RL

**Offers in Excess of
£299,950**

A rare opportunity to purchase this lovely detached true bungalow that is situated on one of Lowton, St Luke's most prestigious roads. This property is well located for all of the amenities that the village has to offer and is positioned close to The East Lancashire Road (A580) and National Motorway Networks. Comprises of entrance hallway, lounge, kitchen, conservatory, three bedrooms and family bathroom. Externally to the front is a laid to lawn garden with a driveway providing off road parking leading to an attached garage and to the rear is an enclosed laid to lawn garden with a patio area and summerhouse. **Contact us now to arrange a viewing**

- **Three Bedrooms**
- **Detached**
- **Driveway**
- **Front and Rear Gardens**
- **NO CHAIN**
- **Garage**

Entrance Hallway

Via UPVC double glazed door to the side elevation, ceiling light point, loft access and a wall mounted radiator.

Lounge

16' 7" x 11' 11" (5.05m x 3.63m)

UPVC double glazed French doors into the conservatory, fire and mantle, ceiling light point, two wall mounted radiators and laminate flooring.

Kitchen

8' 8" x 19' 10" (2.65m x 6.05m)

UPVC double glazed window to the side elevation, UPVC double glazed door leading to the conservatory, part tiled walls, integrated fridge/freezer, integrated microwave, integrated dishwasher, freestanding canon oven and canon extractor, stainless steel sink unit with a swan tap, wall mounted radiator, spotlights and an integrated washing machine.

Conservatory

30' 11" x 11' 5" (9.43m x 3.49m)

UPVC double glazed windows surrounding, UPVC double glazed French doors to the rear elevation, two wall mounted radiators, ceiling light point, air conditioning and laminate flooring.

Bedroom One

13' 1" x 10' 1" (3.98m x 3.07m)

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

Bedroom Two

10' 10" x 8' 11" (3.31m x 2.73m)

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

Bedroom Three

9' 1" x 7' 10" (2.77m x 2.4m)

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

Bathroom

10' 1" x 5' 9" (3.08m x 1.75m)

UPVC frosted window to the side elevation, shower cubicle, W/C, vanity sink unit, tiled flooring and walls, heated towel radiator and spotlights.

Outside

Front

Laid to Lawn, driveway leading to garage and shrubbery.



Rear

Artificial lawn, summer house, patio area and mature shrubbery.

Tenure

Freehold

Council Tax

A

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Virgin

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.