



Lynwood Avenue, Lowton, WA3 1JH

**Offers in Excess of
£549,950**

*OFFERED WITH NO ONWARD CHAIN . . . we are delighted to offer you a rare opportunity to purchase this beautiful detached home. This property is close to a whole host of amenities ie shops, schools and local bus routes. It is also well positioned for ease of access to The East Lancashire Road (A580) offering endless commuting possibilities ie Liverpool, Manchester and The National Motorway Network. Comprising of entrance hallway, lounge, reception room, kitchen/diner, utility room and shower room to ground floor, upstairs you will find a family bathroom and four bedrooms, the master benefiting from an ensuite. Externally there is a laid to lawn garden with borders and driveway offering off road parking and leading to garage to the front and to the rear there is a large enclosed laid to lawn garden, patio area and shrubbery. ****Contact us now to arrange a viewing*****

- Five Bedrooms
- NO ONWARD CHAIN
- Three Bathrooms
- Ample Storage
- E Charger

Entrance Hallway

Composite door to the front elevation, ceiling light point, laminate flooring, wall mounted radiator, under stairs storage and stairs to the first floor.

Reception Room

24' 3" x 12' 0" (7.4m x 3.66m)

UPVC double glazed bay window to the front elevation, laminate flooring, two ceiling light points, wall mounted radiator, wood burner with surround, sliding doors to the rear elevation with electric blinds.

Reception Room Two

13' 6" x 13' 3" (4.11m x 4.04m)

UPVC double glazed bifold doors to the rear elevation, UPVC double glazed window to the rear elevation, laminate flooring, ceiling light point, wall mounted radiator and electric blinds.

Kitchen/Diner

21' 8" x 12' 7" (6.61m x 3.84m)

UPVC double glazed windows to the rear elevation, bi-folding doors to the side elevation three velux windows, wall base and drawer units, integrated oven, induction hob, extractor fan, washing machine, dishwasher and fridge/freezer, laminate flooring, spotlights, two wall light points and a wall mounted radiator.

W/C

Laminate flooring, spotlights, wall mounted radiator, three piece suite and part tiled walls.

Utility Room

8' 10" x 9' 11" (2.69m x 3.02m)

UPVC double glazed window to the front elevation, spotlights, wall units, wall mounted radiator, laminate flooring, door to the garage, plumbing for a washing machine and space for a dryer.

Gym/Bed 5

9' 9" x 8' 2" (2.96m x 2.49m)

Spotlights, velux window, wall mounted radiator, door to the garage and laminate flooring. Garage- Used for bin storage

Upstairs

Bedroom One

12' 1" x 12' 0" (3.68m x 3.66m)

UPVC double glazed window to the front elevation, laminate flooring, ceiling light point, two spotlights and a wall mounted radiator. Walk in Wardrobe- 2.23 x 1.20 Laminate flooring, spotlights and integrated wardrobes.



Ensuite

UPVC double glazed frosted window, tiled walls, W/C, sink unit, and a shower cubicle.

Bedroom Two

12' 0" x 10' 2" (3.66m x 3.10m)

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

Bedroom Three

13' 0" x 9' 0" (3.96m x 2.74m)

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

Bedroom Four

8' 0" x 7' 3" (2.44m x 2.21m)

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

Bathroom

UPVC double glazed frosted window to the rear elevation, laminate flooring, spotlights, heated towel radiator, W/C, bath, sink unit, shower cubicle, spotlights and tiled walls.

Outside

Front

Driveway for ample off road parking.

Rear

Laid to lawn, paved area and shrubbery.

Tenure

Freehold

Council Tax

F

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.







Energy performance certificate (EPC)			
16 Lynwood Avenue Lowton WARRINGTON WA3 1HJ	Energy rating C	Valid until:	23 April 2035
		Certificate number:	2078-3049-3204-7505-6204
Property type		Detached house	
Total floor area		134 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 C. 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.

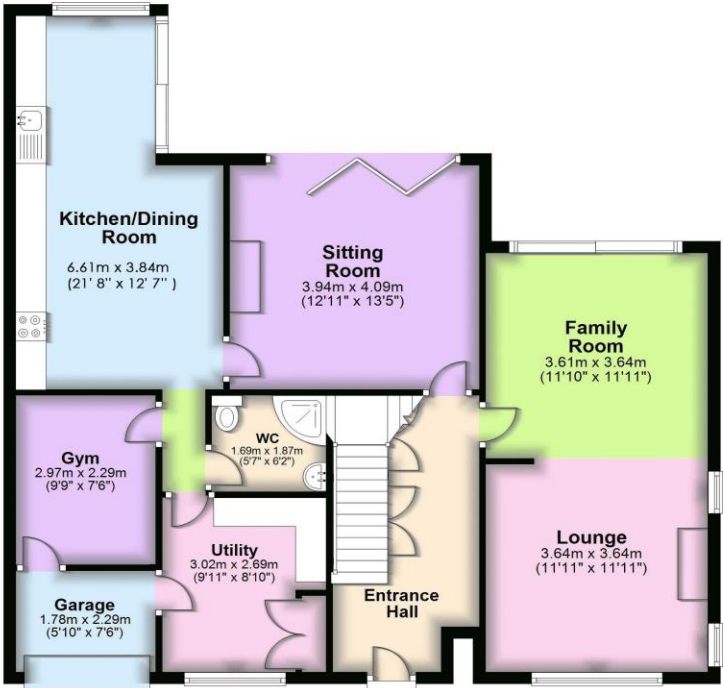
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Ground Floor

Approx. 100.2 sq. metres (1078.4 sq. feet)

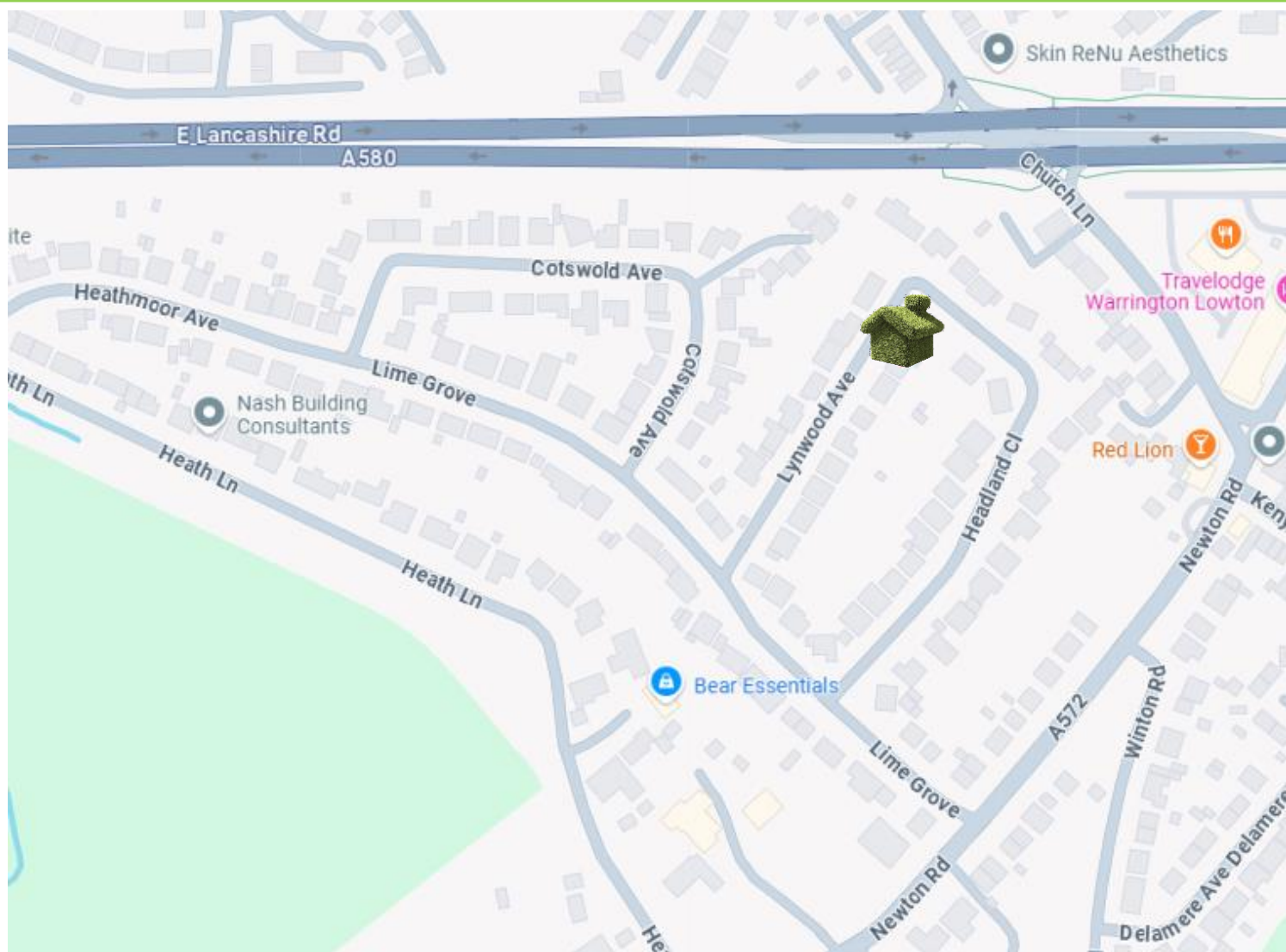


First Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 165.8 sq. metres (1784.7 sq. feet)



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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.

Stone Cross Estate Agents LTD

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