



Glastonbury Avenue, Lowton, WA3 1ET

***Offers in Excess of
£239,950***

*Stone Cross Estate Agents are delighted to be able to bring to the market this WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE "THE CHATSWORTH BY PERSIMMON HOMES" situated in a sought after area on the border of Lowton. Within close proximity to a range of local amenities, shops, schools and not far from the main bus route. A stone's throw away from Pennington Flash Country Park. This property is well located for The East Lancashire Road (A580) and The National Motorway Network. The property comprises of entrance hall, lounge, kitchen/diner and cloakroom to the ground floor and to the first floor there is a family bathroom and three bedrooms, the master benefiting from an ensuite. Externally there is a laid to lawn garden with driveway providing off road parking leading to the integral garage and to the rear is an enclosed garden laid to lawn with decking area***CONTACT US NOW TO ARRANGE A VIEWING****

- Three Bedrooms
- Semi-Detached
- Off Road Parking
- Enclosed Rear Garden
- Three Bathrooms

Entrance Hallway

Via composite door to the front elevation, ceiling light point, laminate flooring and a wall mounted radiator.

Lounge

15' 7" x 10' 5" (4.76m x 3.17m)

UPVC double glazed window to the front elevation, ceiling light point, electric fire and mantle, wall mounted radiator, laminate flooring and door to the garage.



Kitchen/Diner

7' 10" x 18' 11" (2.40m x 5.76m)

UPVC double glazed window to the rear elevation, UPVC double glazed french doors to the rear elevation, wall base and drawer units, stainless steel sink unit with a swan tap, plumbing for a washing machine, space for a fridge/freezer, integrated oven, hob and extractor, two ceiling light points, wall mounted radiator and part tiled walls.



W/C

4' 11" x 3' 1" (1.49m x 0.94m)

W/C, wash hand basin with a tiled splash back and laminate flooring.

Upstairs

Bedroom One

8' 9" x 19' 0" (2.66m x 5.79m)

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

Ensuite

5' 2" x 7' 2" (1.58m x 2.18m)

W/C, wash hand basin with a mixer tap, shower cubicle, ceiling light point, wall mounted radiator and part tiled walls.



Bedroom Two

8' 8" x 11' 5" (2.65m x 3.48m)

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

Bedroom Three

7' 3" x 9' 11" (2.21m x 3.03m)

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

Bathroom

8' 8" x 6' 6" (2.65m x 1.97m)

UPVC double glazed frosted window to the side elevation, W/C, wash hand basin with a mixer tap, bath, ceiling light point, wall mounted radiator and part tiled walls.



Outside

Front

Laid to Lawn, shrubbery and a driveway leading to the integral garage.

Rear

Enclosed garden, gate to the side elevation, patio area, artificial grass, decked area and a summer house.

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? 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.







Energy performance certificate (EPC)

25, Glastonbury Avenue Lowton WARRINGTON WA3 1ET	Energy rating	Valid until: 17 June 2028
	B	Certificate number: 9288-2050-7326-5588-7940

Property type	Semi-detached house
Total floor area	84 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 B. It has the potential to be A.

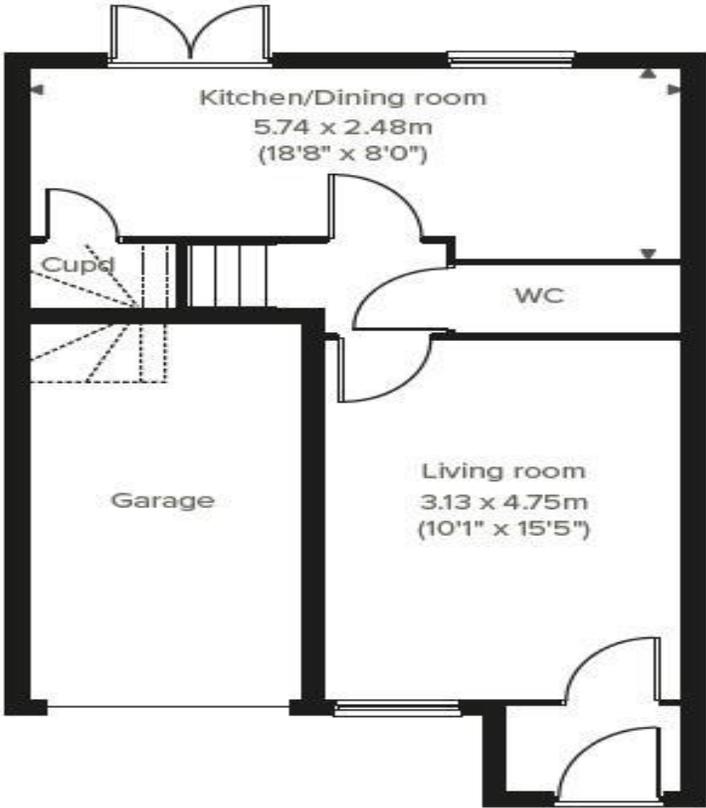
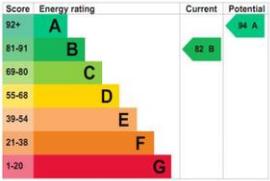
[See how to improve this property's energy efficiency.](#)

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





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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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