



**Norwich Avenue, Lowton, WA3 2JD**

**£219,950**

**Stone Cross Estate Agents are delighted to be able to bring to the market this lovely family sized three bedroom semi detached home in the desirable location of Lowton St Luke's. This property is close to a range of local amenities, well located for The East Lancashire Road (A580) and The National Motorway Network. Comprises of entrance hallway, lounge and kitchen/diner to the ground floor and to the first floor are 3 bedrooms and a family bathroom. Externally there is a laid to lawn garden to the front, driveway providing off road parking which leads to a detached single garage. The rear garden is laid to lawn with a paved patio area. \*\*Contact us now to arrange a viewing\*\***

- **Three Bedrooms**
- **Semi-Detached**
- **Off Road Parking**
- **Front and Rear Gardens**
- **Detached Garage**
- **Had a Full Rewire and New boiler**

### **Entrance Hallway**

UPVC double glazed frosted door to the front elevation, stairs to the first floor, ceiling light point and a wall mounted radiator.

### **Lounge**

14' 0" x 11' 9" (4.264m x 3.572m) UPVC double glazed bay window to the front elevation, ceiling light point and a wall mounted radiator.

### **Kitchen/Diner**

18' 0" x 8' 1" (5.483m x 2.453m) Two UPVC double glazed windows to the rear elevation. UPVC part double glazed frosted door to the side elevation, wall, base, drawer units, single drainer sink unit with mixer tap, space for a fridge, space for cooker, plumbing for washing machine and venting for tumble dryer, under stairs storage, part tiled walls, two ceiling light points and wall mounted radiator.

### **Upstairs**

#### **Landing**

UPVC double glazed window to the side elevation, ceiling light point and access to loft.

#### **Bedroom One**

12' 8" x 10' 8" (3.85m x 3.262m) UPVC double glazed bay window to the front elevation, ceiling light point and a wall mounted radiator.

#### **Bedroom Two**

10' 9" x 10' 4" (3.274m x 3.142m) UPVC double glazed window to the rear elevation, integrated shelves and storage cupboards, ceiling light point and a wall mounted radiator.

#### **Bedroom Three**

7' 3" x 7' 2" (2.202m x 2.175m) UPVC double glazed window to the rear elevation, storage cupboard, boiler and a ceiling light point.

### **Bathroom**

UPVC double glazed frosted window to the front elevation, three piece white suite comprising of large cubicle with electric shower, vanity sink unit and WC, storage cupboard, fully tiled walls, spotlights and a wall mounted radiator.

### **Outside**

#### **Front**

To the front is laid to lawn and a driveway providing off road parking leading to a detached garage.





**Rear**

*Enclosed laid to lawn garden with paved patio area.*

**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.***



Energy performance certificate (EPC)		
11 NORWICH AVENUE LOWTON WA3 2JD	Energy rating <b>D</b>	Valid until: 1 December 2030
		Certificate number: 0024-3901-4202-1470-8200
Property type	Semi-detached house	
Total floor area	72 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 D. 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



**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.