



**Rostherne Avenue, Lowton, WA3 2QD**

**£239,950**

**Stone Cross Estate Agents are delighted to present this 3 bed semi-detached bungalow, is in a sought-after area with the village of Lowton. Within walking distance, you will find a wide selection of local amenities, such as schools, shops and pubs/eateries. Well positioned for transport links, ie bus route, the East Lancashire Road, and the National Motorway Network. This property comprises of entrance hall, lounge, kitchen, three bedrooms and family bathroom. Externally to the front a paved driveway with stoned areas and shrubbery and gated access to the rear enclosed laid to lawn garden with paved patio area and shrubbery. \*\*Contact us now to arrange a viewing\*\***

- **Three Bedrooms**
- **Semi-Detached**
- **Off Road Parking**
- **South Facing Enclosed Rear Garden**
- **Sought After Location**
- **True Bungalow**

### **Entrance Hallway**

Via UPVC double glazed door to the side elevation, meter cupboard, two ceiling light points, wall mounted radiator and loft access.

### **Lounge**

13' 10" x 15' 9" (4.21m x 4.80m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, two wall light points and an electric fire and mantle.

### **Kitchen**

9' 5" x 11' 11" (2.88m x 3.64m) UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, wall base and drawer units, stainless steel sink unit with a swan tap, integrated oven, hob and extractor, part tiled walls, wall mounted radiator, ceiling light point, space for a fridge/freezer and plumbing for a washing machine.

### **Bedroom One**

13' 1" x 11' 5" (3.99m x 3.47m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

### **Bedroom Two**

9' 11" x 12' 2" (3.02m x 3.71m) UPVC double glazed windows to the rear elevation, UPVC double glazed french doors to the side elevation, ceiling light point and a wall mounted radiator.

### **Bedroom Three**

10' 0" x 6' 11" (3.05m x 2.10m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

### **Bathroom**

5' 5" x 8' 9" (1.66m x 2.67m) UPVC double glazed frosted window to the side elevation, W/C, vanity sink unit with a mixer tap, bath with an over head shower, tiled walls and tiled flooring, ceiling light point and a ceiling light point.

### **Outside**

#### **Front**

Driveway for ample off road parking, stoned area and shrubbery.

#### **Rear**

South Facing, Laid to lawn, patio area and mature shrubbery.

#### **Tenure**

Leasehold: £10.50/annum





## **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?

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, Rostherne Avenue Lowton WARRINGTON WA3 2QD	Energy rating <b>D</b>	Valid until: 14 September 2025
		Certificate number: 0338-2895-7519-9095-2591
Property type	Semi-detached bungalow	
Total floor area	77 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.

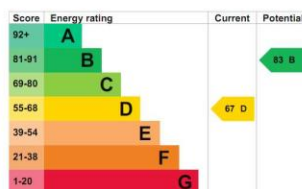
[See how to improve this property's energy efficiency.](#)

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.