



Burnsall Avenue, Lowton, WA3 2LT

**Offers in Excess of
£269,950**

Offering to the market this three bedroom semi detached property that comes with a larger than average garden that is situated in a popular residential area in the heart of Lowton St Mary's. Within close proximity to a range of shops, schools and ease of access to local bus routes, The East Lancashire Road (A580) and The National Motorway Network. This property comprises of a lounge, dining room, kitchen and conservatory to the ground floor and to the first floor are three bedrooms, a bathroom and separate W/C. Externally there is a laid to lawn garden and driveway leading to garage to the front and to the rear is a larger than average garden with large laid to lawn area, patio area's and a selection of cultivated shruberry.

Viewing is highly recommended to appreciate the size of this property and plot.

- **Three Bedrooms**
- **Large Enclosed Rear Garden**
- **Driveway for Ample Off Road Parking**
- **Three Reception Rooms**
- **Sought After Location**
- **Detached Garage**

Lounge

10' 6" x 18' 1" (3.2m x 5.5m)

UPVC double glazed window to the front elevation, doors to conservatory, electric log burner effect fire, two ceiling light points and a wall mounted radiator.

Conservatory

UPVC double glazed window surrounding, UPVC double glazed french doors to the rear elevation and tiled flooring.

Dining Area

14' 5" x 10' 6" (4.4m x 3.2m)

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

Kitchen

6' 11" x 14' 5" (2.1m x 4.4m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, ceiling light point, spotlights, wall base and drawer units, tiled flooring, two integrated fridges, integrated freezer, space for a washing machine and dryer, integrated microwave and a range cooker.

Upstairs

Bedroom One

12' 0" x 11' 2" (3.65m x 3.4m)

UPVC double glazed window to the front and side elevation, storage cupboard, wardrobes, two wall mounted radiators and a ceiling light point.

Bedroom Two

9' 8" x 10' 8" (2.95m x 3.24m)

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

Bedroom Three

7' 7" x 7' 10" (2.3m x 2.4m)

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

Bathroom

UPVC double glazed frosted window to the rear elevation, heated towel radiator, spotlights, bath with an overhead shower and a vanity sink unit.

Outside

Front

Driveway for four cars leading to detached garage.



Rear

Large enclosed garden with laid to lawn, patio area and shrubbery.

Tenure**Council Tax**

C

Other Information

Water mains or private? Mains

Parking arrangements? Driveway for four cars

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)		
3, Burnsall Avenue Lowton WARRINGTON WA3 2LT	Energy rating E	Valid until: 5 July 2026
		Certificate number: 0358-6053-7253-4256-8910
Property type	Semi-detached house	
Total floor area	92 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 E. It has the potential to be C.

[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.