



**Martland Avenue, Lowton, WA3 2QT**

**£199,999**

**Stone Cross Estate Agents proudly present this exquisite Three Bedroom Semi-Detached Home, nestled in the sought-after development of Lowton. Boasting proximity to local amenities, including shops and primary/secondary schools, this residence is strategically positioned for easy access to bus routes, the East Lancashire Road, and the National Motorway Network. The ground floor features an entrance hall, lounge, a well-equipped kitchen and a dining room. Upstairs you will find three bedrooms and a shower room. Externally, the front of the property showcases a paved driveway leading to the detached garage and a neatly laid lawn, while the rear boasts an enclosed garden with laid to lawn, shrubbery and patio areas—perfect for outdoor entertaining.**

**\*\*Contact Us Today To Arrange A Viewing!!\*\***

- **Three Bedrooms**
- **Semi-Detached Dormer Bungalow**
- **Two Reception Rooms**
- **Enclosed Rear Garden**
- **Driveway**



### **Entrance Hallway**

Via hard wood door to the front elevation, wall mounted radiator, wall light point and stairs to the first floor.

### **Lounge**

11' 5" x 21' 8" (3.49m x 6.61m)

UPVC double glazed window to the front elevation, six wall light points, gas fire and a wall mounted radiator.

### **Kitchen**

9' 8" x 9' 6" (2.95m x 2.90m)

UPVC double glazed window to the rear elevation, hard wood door to the side elevation, ceiling light point, space for a cooker, plumbing for washing machine, boiler, sink unit with a mixer tap, part tiled walls, space for a fridge/freezer and wall base and drawer units.

### **Diner**

9' 3" x 9' 1" (2.83m x 2.77m)

Aluminum sliding doors to the rear elevation, circle window to the side elevation, two wall light points and laminate flooring.

### **Upstairs**

#### **Landing**

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

#### **Bedroom One**

10' 11" x 9' 7" (3.33m x 2.91m)

UPVC double glazed window to the rear elevation, ceiling light point and an integrated wardrobe and vanity.

#### **Bedroom Two**

9' 8" x 9' 9" (2.95m x 2.97m)

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

#### **Bedroom Three**

6' 9" x 8' 10" (2.07m x 2.69m)

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

#### **Bathroom**

7' 8" x 6' 6" (2.34m x 1.99m)

UPVC double glazed frosted window to the rear elevation, ceiling light point, wall mounted radiator, vanity sink unit, W/C, and part tiled walls.

### **Outside**

#### **Front**

Paved Driveway leading to the detached garage, mature shrubbery and laid to lawn.



**Rear**

Laid to lawn, paved areas and mature shrubbery.

**Tenure**

Freehold

**Council Tax**

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**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Fibre

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.**



***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.