



Mirfield Close, Lowton, WA3 2PT

£229,950

*Stone Cross Estate Agents is thrilled to present this delightful Two Bedroom Semi-Detached True Bungalow in the sought-after area of Lowton. With easy access to local amenities, including shops, schools, recreational grounds, and dining options, this property is a gem. It also offers convenient proximity to the East Lancashire road A580 and national motorway networks. The bungalow features a lounge, kitchen, conservatory, two bedrooms, and a bathroom. Outside, an enclosed front garden and a paved driveway lead to a garage. To the rear there is mature shrubbery and stoned areas. Don't miss out on this amazing opportunity! **Contact Us Today To Arrange A Viewing!!***

- Two Bedrooms
- Semi-Detached
- Off Road Parking
- Enclosed Rear Garden
- Two Reception Rooms

Hallway

Via UPVC double glazed door to the front elevation, wall mounted radiator, ceiling light point and housing the boiler.

Lounge

16' 8" x 11' 4" (5.08m x 3.46m)

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



Kitchen

9' 7" x 8' 8" (2.91m x 2.65m)

UPVC double glazed window to the side elevation, wall base and drawer units, gas hob, oven and extractor, stainless steel sink unit with a mixer tap, space for a fridge freezer, plumbing for a washing machine, wall mounted radiator, ceiling light point, door to the side elevation and tiled walls.



Bathroom

6' 2" x 5' 5" (1.88m x 1.64m)

UPVC double glazed frosted window to the side elevation, shower cubicle, spotlights, heated towel radiator, vanity sink unit with a mixer tap, tiled walls and tiled flooring, W/C and extractor.

Dining Room

9' 0" x 8' 8" (2.74m x 2.65m)

Ceiling light point, two wall mounted radiators, door to the conservatory and window to conservatory.



Conservatory

7' 1" x 9' 1" (2.15m x 2.77m)

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

Bedroom One

12' 0" x 8' 11" (3.65m x 2.72m)

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



Bedroom Two

9' 6" x 11' 5" (2.9m x 3.48m)

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

Hallway

Loft access with ladders and two ceiling light points.

Outside

Front

Garage, lighting and driveway.

Rear

Mature shrubbery, stoned areas and south facing garden.

Tenure

Freehold

Council Tax

B

Other Information

Water mains or private? Mains

Parking arrangements? Driveway and Garage

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Wire

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.









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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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