



***Kenilworth Road, Lowton, WA3 2AZ***

***£219,950***

*Situated in the sought after Village of Lowton, St Luke's sits this semi detached true bungalow which offers good public transport links and road connections ie The East Lancashire Road (A580). The property is ideally located for local shops, schools and bars/eateries. Comprises of entrance, lounge, kitchen, shower room/wet room and two beds. Externally there is a paved driveway and laid to lawn garden to the front and paved areas and laid to lawn to the rear leading to detached garage. **\*\*Contact us now to arrange a viewing\*\****

- Two Bedrooms
- Semi-Detached True Bungalow
- Enclosed Rear Garden
- Driveway
- Detached Garage

### **Entrance Hallway**

*Via a UPVC double glazed door, UPVC double glazed window to the side elevation and built in cupboard.*

### **Lounge**

*17' 4" x 12' 6" (5.28m x 3.81m)*

*UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and an electric fire.*



### **Kitchen**

*11' 3" x 6' 10" (3.43m x 2.08m)*

*UPVC double glazed door and window to the rear elevation, wall mounted radiator, tiled walls and flooring, wall, base and drawer units with stainless steel sink unit with mixer taps and a wall mounted gas boiler.*



### **Bedroom One**

*13' 10" x 9' 6" (4.21m x 2.89m)*

*UPVC double glazed window, ceiling light point and a wall mounted radiator.*

### **Bedroom Two**

*9' 10" x 9' 2" (2.99m x 2.79m)*

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

### **Shower Room**

*UPVC double glazed frosted window to the side elevation, wall mounted radiator, tiled floor and walls, sink unit and a W/C.*

### **Outside**

#### **Front**

*Laid to lawn garden to the front with a paved driveway for off road parking leading to detached garage.*

#### **Rear**

*Enclosed laid to lawn and paved garden.*



### **Tenure**

### **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? 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)			
21 Kenilworth Road Lowton WARRINGTON WA3 2AZ	Energy rating <b>D</b>	Valid until:	26 May 2035
		Certificate number:	0320-2683-4550-2725-0005
Property type		Semi-detached bungalow	
Total floor area		59 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.](#)

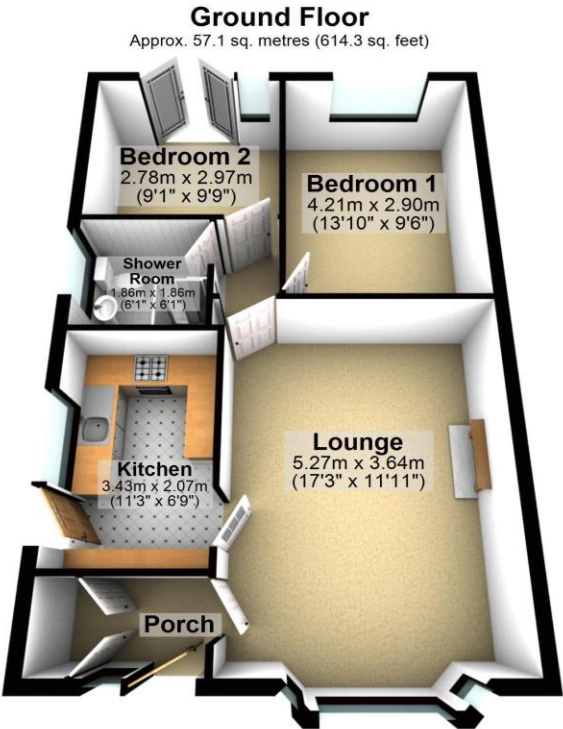


The graph shows this property's current and potential energy rating.

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



Total area: approx. 57.1 sq. metres (614.3 sq. feet)



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.

Stone Cross Estate Agents LTD

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