



## *Craven Avenue, Lowton, WA3 2PF*

*Offers in Excess of  
£229,950*

*Stone Cross Estate Agents are proud to present this delightful two-bedroom semi-detached bungalow, perfectly positioned in the highly desirable area of Lowton. Ideally located near the East Lancashire Road and local amenities, the property features a welcoming entrance hall, spacious lounge, kitchen/diner, two well-proportioned bedrooms, a modern bathroom, Orangery and a versatile loft room. Externally, there is off-road parking, an attached garage, and a private, low-maintenance rear garden.*

***\*\*Contact Us To Arrange A Viewing 01942 356266\*\****

- Two Bedrooms
- Loft Room
- Driveway
- Garage
- Enclosed Rear Garden
- Orangery



### **Entrance Hall**

*Via UPVC double glazed door to the front elevation, ceiling light point, wall mounted radiator and laminate flooring.*

### **Lounge**

*11' 6" x 18' 4" (3.5m x 5.6m) UPVC double glazed window to the front elevation, wooden flooring, ceiling light point, wall mounted radiator, integrated TV stand and a fireplace with a mantle.*



### **Kitchen/Diner**

*9' 10" x 19' 0" (3m x 5.8m) UPVC double glazed window to the conservatory, UPVC double glazed doors leading into conservatory, wooden flooring, wall, base and drawer units, two ceiling light points, plumbing for washing machine, space for dish washer, space for fridge/freezer, integrated oven/grill, part tiled walls, stainless steel sink unit with swan neck tap, hob, extractor and wall mounted radiator.*



### **Orangery**

*7' 10" x 18' 4" (2.4m x 5.6m) UPVC double glazed windows to the side and rear elevations, UPVC double glazed French doors to the rear elevation, spotlights, two wall mounted radiators and tiled flooring.*

### **Bedroom One**

*13' 1" x 9' 10" (4m x 3m) UPVC double glazed window to the rear elevation, spotlights, wall mounted radiator, wooden flooring and integrated wardrobes.*

### **Bedroom Two**

*8' 6" x 8' 2" (2.6m x 2.5m) UPVC double glazed window to the side elevation, wooden flooring, spotlights, wall mounted radiator and stairs to loft room.*



### **Bathroom**

*5' 7" x 6' 3" (1.7m x 1.9m) UPVC double glazed frosted window to the side elevation, W/C, wash hand basin, hand towel radiator, shower cubicle and tiled walls.*

### **Loft Room**

*28' 3" x 13' 1" (8.6m x 4m) Two UPVC double glazed Velux windows and wooden flooring.*

### **Outside**

#### **Front**

*Mature Shrubbery, Stoned areas and driveway for off road parking.*



### **Rear**

*Paved and Stoned areas, mature shrubbery and a workshop wit full electricity and a garden shed.*

### **Tenure**

*Freehold*

### **Council Tax**

*B*

### **Other Information**

*Water mains or private? Mains*

*Parking Arrangements? Two Parking Spaces*

*Flood risk? No*

*Coal mining issues in the area? No*

*Broadband how provided? Cable*

*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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