



Hilary Avenue, Lowton, WA3 2ET

**Offers in Excess of
£209,950**

Stone Cross Estate Agents are delighted to present to you this beautiful Two Bedroom Semi-Detached Bungalow. Located on the established well sought after residential estate in the heart of Lowton St Luke's, it is well positioned for ease of access to a range of local amenities i.e shops, schools and local bus routes. Also within close proximity to The East Lancashire Road (A580) and The National Motorway Network. Inside, discover a welcoming entrance, a lounge, kitchen, two bedrooms, and a bathroom. Outside, a front driveway and a delightful rear garden. Don't miss out on this opportunity, The property is a must see, for its true potential!!

*****CONTACT US TODAY TO ARRANGE A VIEWING!!!*****

- Loft Area is Boarded Out, has Two SkyLights and Integral Lighting with Electricity Supply
- Substantial Rear Garden with Great Potential to Extend the Main Property
- Driveway for Ample off Road Parking
- Detached Garage with a Workbench and Integral Lighting with Electricity Supply
- Sought After Location
- No Chain

Entrance Hallway

Via UPVC double glazed door to the side elevation, ceiling light point, wall mounted radiator and loft access.

Lounge

11' 8" x 13' 3" (3.56m x 4.03m)

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

Kitchen

8' 2" x 9' 3" (2.49m x 2.82m)

UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, part tiled walls, ceiling light point, storage cupboard, wall base and drawer units, space for a fridge/freezer and a cooker, plumbing for a washing machine and stainless steel sink unit with a swan tap.

Bedroom One

11' 6" x 10' 3" (3.5m x 3.12m)

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

Bedroom Two

10' 4" x 8' 2" (3.14m x 2.5m)

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

Bathroom

6' 4" x 5' 6" (1.93m x 1.67m)

UPVC double glazed frosted window to the rear elevation, part tiled walls, bath hand held shower, wash hand basin two taps, W/C, heated towel radiator and a ceiling light point.

Outside

Front

Laid to Lawn, driveway and shrubbery.

Rear

Laid to lawn and mature shrubbery.

Tenure

Freehold

Council Tax

B



Other Information

Water mains or private? Mains

Parking Arrangements? Driveway

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



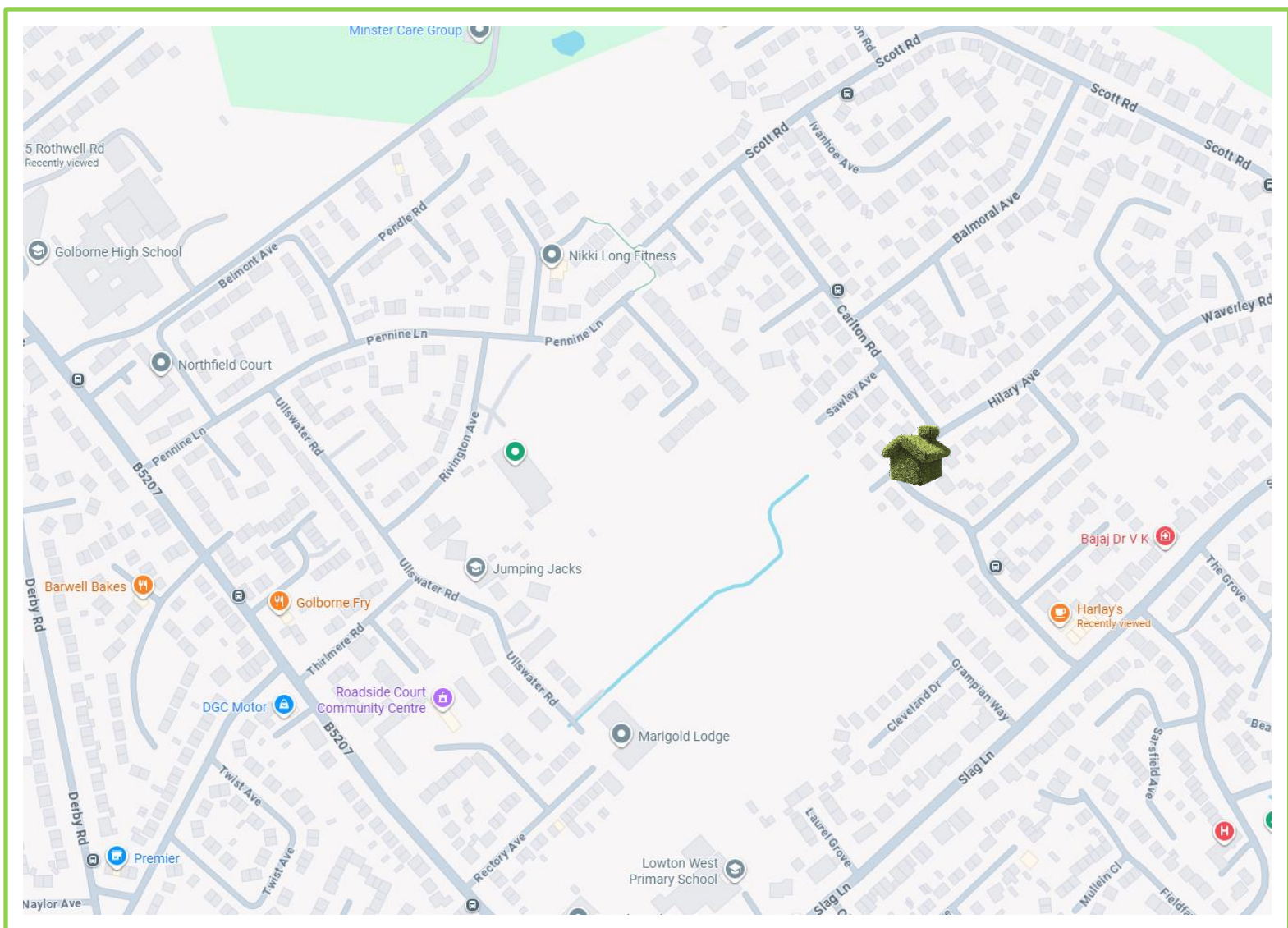
Please note if any appliances are included in the property.

These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.









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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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