



Broughton Avenue, Lowton, WA3 2PR

£274,000

*Here at Stone Cross Estate Agents we are delighted to bring to market THIS TWO BEDROOM SEMI DETACHED DORMER. Situated just off Church Lane, in the heart of Lowton St. Lukes and ideally located for commuting, with easy access to the A580 East Lancashire Road. The property comprises of lounge, kitchen, dining room and utility room to the ground floor and two bedrooms and family bathroom to the first floor. Externally is a detached garage, driveway and enclosed rear garden. ***PLEASE CONTACT US TO ARRANGE A VIEWING****

- Two Bedrooms
- Semi-Detached
- Two Bathrooms
- Enclosed Rear Garden
- Driveway

Entrance Hallway

UPVC double glazed door to the rear elevation, wall mounted radiator, ceiling light point, spotlights and a storage cupboard housing the boiler.

Lounge

17' 3" x 11' 6" (5.25m x 3.51m)

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

Kitchen

8' 8" x 19' 7" (2.65m x 5.98m)

UPVC double glazed window to the side elevation, UPVC double glazed french doors to the rear elevation, two ceiling light points, wall base and drawer units, ceramic sink with a swan tap, integrated oven and hob, part tiled walls, integrated dishwasher and an integrated fridge.

Dining Room

11' 6" x 13' 1" (3.51m x 3.98m)

UPVC double glazed french doors to the rear elevation, ceiling light point, stairs to the first floor, wall mounted radiator and an integrated freezer.

Utility room

5' 3" x 6' 4" (1.61m x 1.93m)

UPVC double glazed window to the side elevation, W/C, vanity sink unit with a mixer tap, washing machine, wall and base units, wall mounted radiator, ceiling light point, water meter, gas meter and stop tap.

Upstairs

Bedroom One

8' 3" x 19' 8" (2.52m x 6m)

UPVC double glazed window to the rear elevation, two ceiling light points, fitted wardrobes and a wall mounted radiator.

Bedroom Two

10' 4" x 8' 8" (3.14m x 2.63m)

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

Bathroom

8' 9" x 9' 6" (2.66m x 2.89m)

UPVC double glazed frosted window to the side elevation, ceiling light point, heated towel radiator, W/C, vanity sin unit with a mixer tap, bath, part tiled walls and a



Outside

Front

Driveway, stoned areas and mature shrubbery.

Rear

Shed and detached garage which both have electricity and a south facing garden.

Council Tax

B

Tenure

Freehold

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.*





icate (EPC)

Energy rating	Valid until:
D	Certificate number:

Semi-detached house
88 square metres

rating from A to E:
[regulations and exemptions \(https://www.gov.uk/energy-efficiency/energy-ratings/energy-efficiency-regulations-and-exemptions\)](#)

The graph shows
potential energy r

Properties get a
and a score. The
lower your energy

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

[Energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
			79 C



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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

sales@stonecrossea.co.uk