



Cranham Avenue, Lowton, WA3 2PQ

£350,000

Stone Cross Estate Agents are thrilled to present this stunning four-bedroom detached true bungalow in Lowton. Set within one of Lowton's most sought-after developments, this beautifully extended home offers spacious, flexible living all on one level. Featuring a generous lounge, modern kitchen/diner, four double bedrooms (including one with en-suite), and a stylish shower room, it has been modernised to the highest standard. Additional highlights include three boarded loft spaces for storage and private, non-overlooked front and rear aspects. Perfectly placed for schools, shops, and excellent transport links, this home is ideal for families and commuters alike. Contact us today to arrange a viewing: 01942 356266

- Detached True Bungalow
- Four Bedrooms
- Two Bathrooms
- Driveway providing Off Road Parking
- Garage
- Three Separate Loft Spaces

Entrance Hall

Via Composite door to the side elevation, UPVC double glazed frosted window to the front elevation, two ceiling light points, wall mounted radiator and two storage cupboards one with space for a dryer and plumbing for a washing machine.

Lounge

17' 5" x 9' 11" (5.30m x 3.01m) UPVC double glazed window to the side elevation, wall mounted radiator, electric fire with mantle, ceiling light point and two wall light points.

Inner Hall

Laminate flooring, loft access to part boarded loft and two ceiling light points.

Kitchen/Diner

21' 0" x 14' 5" (6.40m x 4.40m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, laminate flooring, wall mounted radiator, Log Burner, five ceiling light points, wall, base and drawer units, integrated fridge/freezer, stainless steel sink unit with swan neck tap, part tiled walls, eye-level oven and an electric hob with an extractor. Loft access to part boarded loft.

Bedroom One

11' 1" x 10' 6" (3.37m x 3.21m) UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator and fitted wardrobes with door leading into en-suite.

En-Suite

11' 4" x 6' 6" (3.45m x 1.99m) UPVC double glazed frosted window to the rear elevation, bath with an over head shower, W/C, wall mounted radiator, spotlights, vanity sink unit and tiled walls.

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.50m) UPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

Bedroom Three

9' 11" x 9' 8" (3.01m x 2.95m) UPV double glazed window to the kitchen/diner, wall mounted radiator, ceiling light point and fitted wardrobes.

Bedroom Four

10' 0" x 8' 3" (3.06m x 2.51m) UPVC double glazed window to the side elevation, wall mounted radiator and ceiling light point.



Bathroom

6' 6" x 5' 4" (1.98m x 1.62m) UPVC double glazed frosted window to the side elevation, WC, vanity sink unit with mixer tap, tiled flooring, tiled walls, hand towel radiator, double shower unit and spotlights.

Outside**Front**

Paved patio driveway ideal for off road parking leading to the garage, laid to lawn area with bush/shrubs and stones.

Garage

Up and over door, power and lighting and ideal for secure parking. Loft access to part boarded loft.

Rear

Enclosed, artificial lawn, paved patio area, decked area, shed and bushes/shrubs.

Tenure**Council Tax****Other Information**

Water mains or private? Parking Arrangements: Flood risk? Coal mining issues in the area? Broadband how provided? If there are restrictions on covenants? Is the property of standard construction? Are there any public rights of way? Safety Issues?

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)			
3 Cranham Avenue Lorton WARRINGTON WA3 2PQ	Energy rating D	Valid until:	19 April 2033
		Certificate number:	0110-2822-6141-2497-3785
Property type		Detached bungalow	
Total floor area		107 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 C.

[See how to improve this property's energy efficiency.](#)



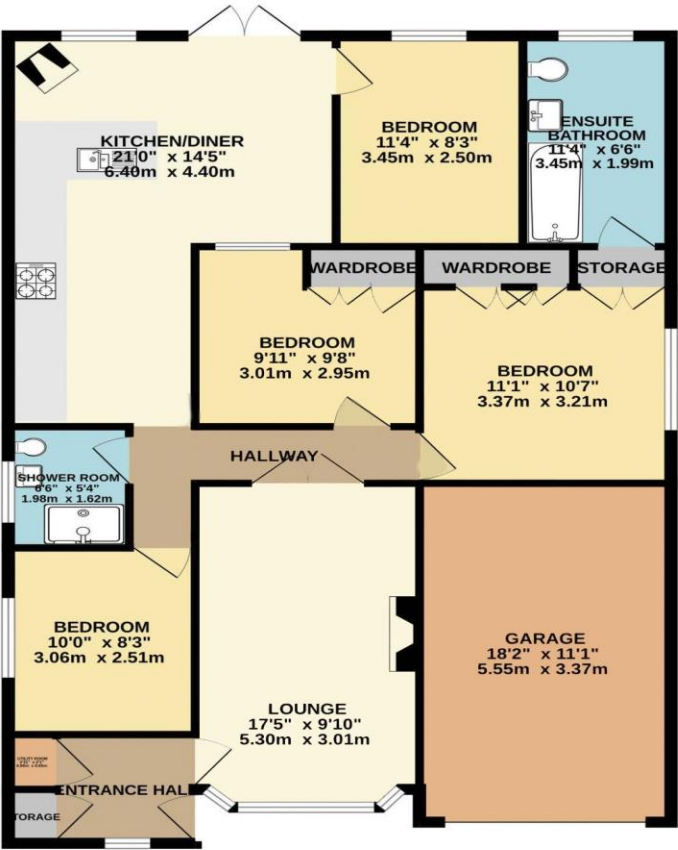
The graph shows this property's current and potential energy rating.

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:

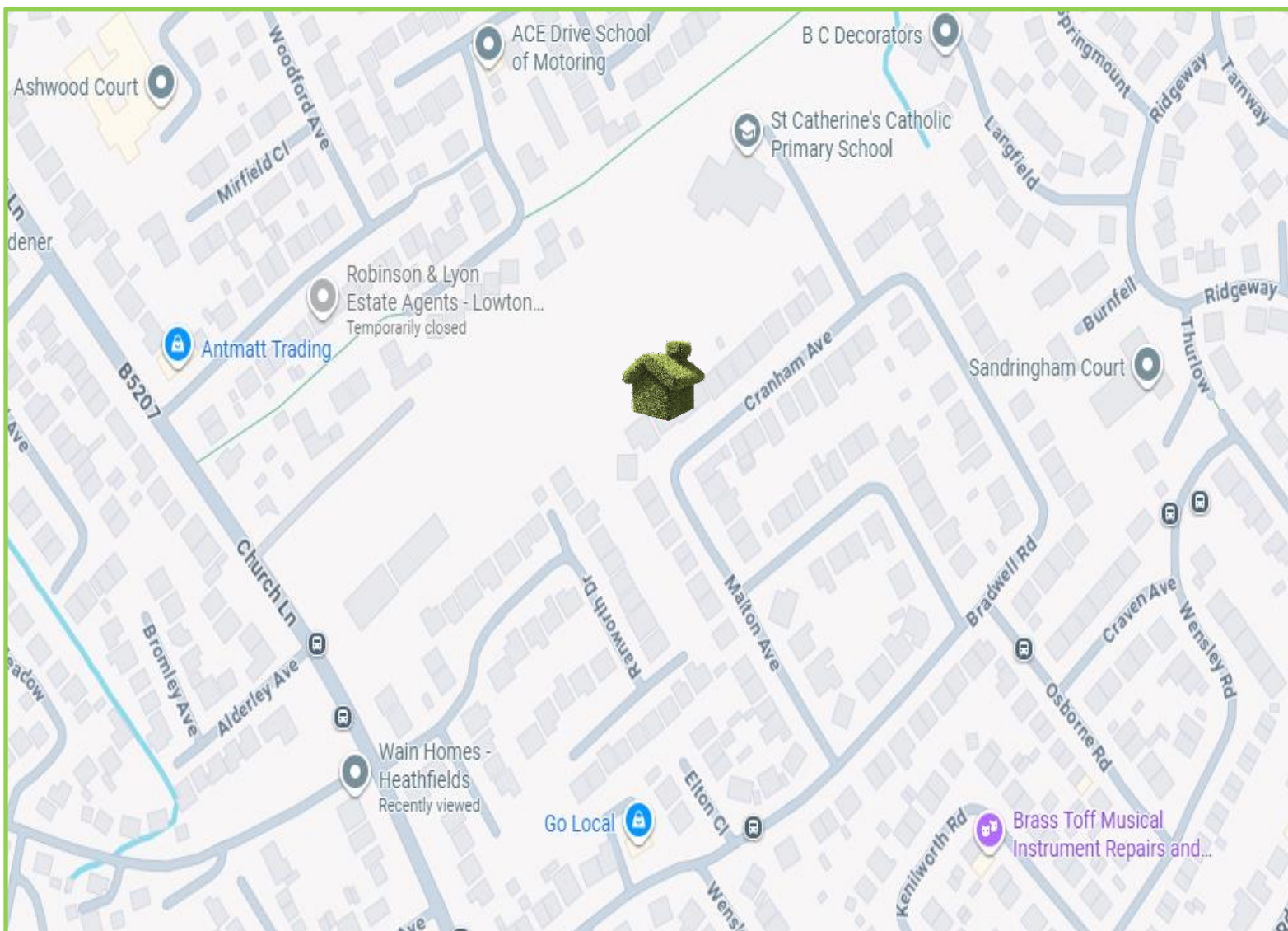
the average energy rating is D
the average energy score is 60

GROUND FLOOR
1223 sq.ft. (113.6 sq.m.) approx.



TOTAL FLOOR AREA : 1223 sq.ft. (113.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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