



Cedar Avenue, Lowton

***Offers in Excess of
£139,950***

Stone Cross Estate Agents are delighted to present this two-bedroom end-terrace house. This property is well located for all of the amenities that the village offers ie shops, schools and eateries. This location offers ease of access to the East Lancashire Road (A580) which opens up a host of commuting opportunities. The property comprises of an entrance vestibule, lounge and kitchen/diner. The first floor offers two bedrooms and a wet room. Outside, the property promotes a generously sized rear garden with mature shrubbery and a driveway to the front. ** Please Contact Us To Arrange A Viewing **

- ***Enclosed Rear Garden***
- ***Off-Road Parking***
- ***Sought After Location***
- ***Not Overlooked at the rear***
- ***No Chain***

Entrance Vestibule

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

Lounge

12' 6" x 11' 10" (3.8m x 3.6m) UPVC double glazed bay window to front elevation, electric fire, ceiling light point and a wall mounted radiator.

Kitchen

10' 4" x 15' 9" (3.15m x 4.8m) UPVC double glazed door to the rear, UPVC double glazed window to the side and rear elevation, ceiling light point, part tiled walls, space for fridge freezer, plumbing for washing machine, 1.5 sink unit with a swan tap and a wall mounted radiator. Extra storage cupboard with a ceiling light point and UPVC double glazed window to the side elevation.

First Floor**Landing**

UPVC double glazed window to the side elevation, loft access and a ceiling light point.

Bedroom 1

12' 6" x 12' 6" (3.8m x 3.8m) UPVC double glazed window to the front elevation, integrated wardrobes, ceiling light point and a wall mounted radiator.

Bedroom 2

10' 6" x 8' 10" (3.2m x 2.7m) UPVC double glazed window to the rear elevation, integrated wardrobes, ceiling light point and a wall mounted radiator.

Wet Room

UPVC double glazed frosted window to the rear elevation, tiled walls, warming towel radiator, W/C, sink unit and overhead shower.

Outside**Front**

Paved Driveway

Rear

Laid to Lawn, shrubbery, partly paved, not overlooked.

Tenure**Council Tax**

A

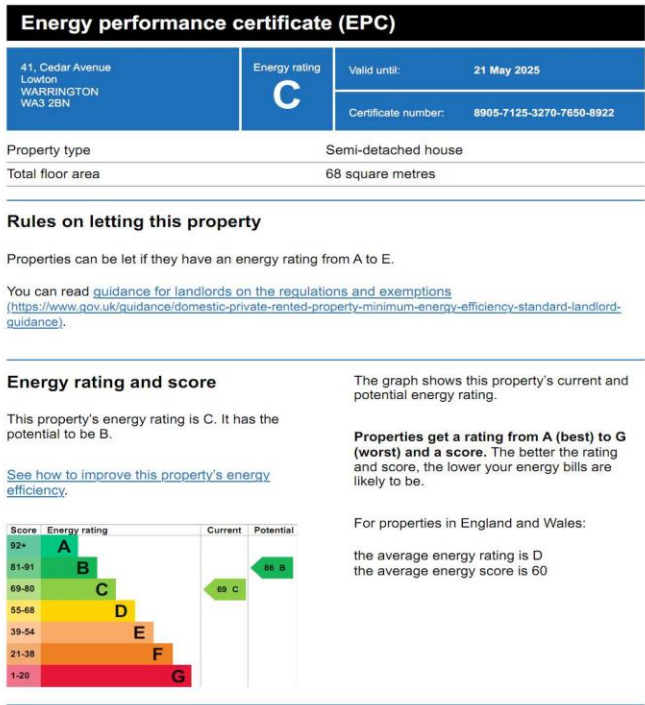


Other Information

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.





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.