



Cedar Avenue, Lowton, WA3 2BN

£239,950

Stone Cross Estate Agents are delighted to present this three-bedroom semi detached 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, W/C and kitchen/diner. The first floor offers three bedrooms, the master benefiting from an ensuite and a family bathroom. Outside, the property promotes a rear garden with artificial lawn and a driveway to the front. ** Please Contact Us To Arrange A Viewing **

- ***Three Bedrooms***
- ***Semi-Detached***
- ***Three Bathrooms***
- ***Driveway***
- ***Enclosed Rear Garden***

Entrance Hallway

Wall Mounted Radiator.

Lounge

15' 6" x 14' 0" (4.72m x 4.27m) UPVC double glazed window to the front elevation, ceiling light point and two wall mounted radiators.

Kitchen/Diner

17' 0" x 9' 8" (5.18m x 2.95m) UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, spotlights, wall mounted radiator, wall base and drawer units, integrated fridge/freezer, dishwasher, oven, microwave and extractor.

W/C

UPVC double glazed frosted window to the front elevation, W/C, ceiling light point, wall mounted radiator and a sink unit.

Upstairs

Landing

Loft Access and ceiling light point.

Bedroom One

11' 9" x 10' 4" (3.58m x 3.15m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Ensuite

W/C, sink unit and a shower cubicle.

Bedroom Two

10' 4" x 10' 1" (3.15m x 3.07m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bedroom Three

8' 7" x 11' 9" (2.62m x 3.58m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the front elevation, spotlights, heated towel radiator, W/C, bath with an overhead shower, sink unit and tiled walls and flooring.

Outside

Front

Driveway for Ample off road parking.



Rear
Artificial Lawn and Patio Areas.

Tenure

Council Tax
B

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.