



Longton Avenue, Lowton, WA3 2RP

***Offers in Excess of
£325,000***

*Located in a sought-after area of Lowton, this beautifully presented three-bedroom detached family home offers spacious living throughout. Highlights include a generous driveway, attached garage with electric door, and a stylish interior featuring a welcoming hallway, large lounge, reception room, kitchen/diner, and downstairs cloakroom. Upstairs boasts three well-sized bedrooms (two with fitted wardrobes) and a four-piece bathroom. The low-maintenance rear garden is private and includes extra parking via double gates. Conveniently located near shops, schools, recreational grounds, main bus routes, and the East Lancashire Road (A580), this stunning home is not to be missed! ****Please Contact Us To Arrange A Viewing 01942 356266*****

- Three Bedrooms
- Detached
- Driveway Providing Ample Off Road Parking
- Garage
- Two Reception Rooms
- Two Bathrooms

Entrance Hall

Via composite door to the side elevation, ceiling light point, wall mounted radiator, storage cupboard, hardwood flooring and stairs to the first floor.



Cloakroom

UPVC double glazed frosted window to the side elevation, WC, wash hand basin and part tiled walls.

Lounge

12' 0" x 23' 4" (3.66m x 7.10m) UPVC double glazed window to the front elevation, ceiling light point, two wall light points, laminate flooring and two wall mounted radiators.



Kitchen

16' 11" x 8' 10" (5.15m x 2.68m) Two UPVC double glazed windows to rear and side elevation, ceiling light point, spotlights, wall mounted radiator, base and drawer units, space for fridge/freezer, space for cooker, plumbing for dishwasher, plumbing for washing machine, stainless steel sink unit, tiled flooring and part tiled walls.

Reception Room

11' 0" x 17' 6" (3.35m x 5.33m) UPVC double glazed sliding doors to the rear elevation, UPVC double glazed window to the side elevation, two wall mounted radiators and laminate flooring.



First Floor

Landing

Ceiling light point and wall mounted radiator.

Bedroom One

8' 10" x 13' 2" (2.68m x 4.02m) UPVC double glazed window to the rear elevation, ceiling light point, loft access, wall mounted radiator and fitted wardrobes.

Bedroom Two

8' 10" x 13' 2" (2.68m x 4.02m) UPVC double glazed window to the front elevation, laminate flooring, fitted wardrobes, ceiling light point and wall mounted radiator.



Bedroom Three

9' 5" x 9' 5" (2.87m x 2.87m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

5' 5" x 10' 3" (1.66m x 3.12m) UPVC double glazed frosted window to the side elevation, vanity sink unit, bath, shower cubicle, hand towel radiator and panelled walls.

**Outside****Front**

Ample off road parking with a spacious driveway leading to an attached garage with an electric door, double gates leading to rear, laid to lawn area with plants and shrubs.

**Garage**

Electric door with power and lighting.

Rear

Enclosed garden with patio and laid to lawn areas, double gates leading to the front with additional off road parking and access to the garage from rear.

**Council Tax Band**

D

Tenure

Leasehold

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?







Energy performance certificate (EPC)

27 Longton Avenue
London
WARRINGTON
WA3 2RP

Energy rating

D

Valid until

27 August 2031

Certificate number:

0288-1201-4809-4877-1104

Property type

Detached house

Total floor area

120 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

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

59 D

79 C

https://find-energy-certificate.service.gov.uk/energy-certificate/0288-1201-4809-4877-1104?print=true

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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.

Stone Cross Estate Agents LTD

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