



Haddon Road, Lowton, WA3 2JQ

**Offers in Excess of
£364,950**

Stone Cross Estate Agents is thrilled to introduce this stunning Three Bedroom Detached Bungalow. Located in the heart of Lowton Village, this property offers the convenience of being within walking distance of shops, schools, and a variety of bars and eateries. Additionally, its proximity to The East Lancashire Road (A580) and the motorway network makes it an ideal choice for commuters. Inside, the property features an inviting entrance hall, a spacious lounge, a well-appointed kitchen, a dining room, three bedrooms - one with an en-suite, and a family bathroom. Outside, you'll find a tarmac driveway providing ample off-road parking and a front garage. The rear of the property boasts an enclosed, non overlooked garden with an undercover lean-to area featuring a polycarbonate roof. Don't miss out on this fantastic opportunity!

****Contact Us Now To Arrange A Viewing!****

- **Three Bedrooms**
- **Detached Bungalow**
- **Two Bathrooms**
- **Driveway**
- **Garage**
- **Enclosed Rear Garden**

Entrance

Via UPVC double glazed frosted door to the front elevation, coved ceiling, wall mounted radiator and a door to the lounge.

Lounge

15' 8" x 14' 3" (4.77m x 4.34m) UPVC double glazed bay window to the front elevation, gas fire with mantle, ceiling light point, wall mounted radiator, coved ceilings and opens to the dining area.

Kitchen

9' 7" x 9' 8" (2.92m x 2.94m) UPVC double glazed window to the side elevation, UPVC double glazed door to the side elevation, tiled floor, stainless steel sink unit with mixer tap, integrated oven, hob and extractor, wall, base and drawer units, ceiling light point and textured ceiling.

Dining Room

9' 5" x 12' 0" (2.86m x 3.66m) UPVC double glazed bay window to the front elevation, coved and textured ceiling, ceiling light point, wall mounted radiator and sliding door to the kitchen.

Bedroom One

12' 8" x 10' 2" (3.87m x 3.10m) UPVC double glazed window to the rear elevation, coved and textured ceiling, loft access, ceiling light point, wall mounted radiator and door to en-suite.

En-suite

UPVC double glazed window to the front elevation, vanity sink unit, shower cubicle, W/C, wash hand basin, ceiling light point and hand towel radiator.

Bedroom Two

10' 3" x 11' 3" (3.129m x 3.433m) UPVC double glazed window to the rear elevation, textured ceiling, ceiling light point and wall mounted radiator.

Bedroom Three

7' 8" x 13' 5" (2.33m x 4.096m) UPVC double glazed French doors to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation, shower cubicle, bath, W/C, vanity sink unit, part tiled walls, textured ceilings, heated hand towel radiator.

Outside



Front Garden

Tarmac driveway, laid to lawn and paved pathway to front door.

Garage

Integral brick garage, up and over door, power and lighting also housing the boiler.

Rear Garden

Enclosed, private, laid to lawn, paved patio area, side patio area, matured planted borders and covered area.

Lean-to

Paved and covered by a polycarbonate roof.

Tenure

Leasehold: £50.00 per annum

Council Tax

C

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.





10/18/23, 4:30 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)		
29 Haddon Road Lowton WARRINGTON WA3 2JQ	Energy rating C	Valid until: 17 October 2033 Certificate number: 9286-3931-3200-3517-3204
Property type	Detached bungalow	
Total floor area	93 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 current energy rating is C. It has the potential to be B.

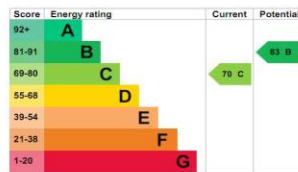
[See how to improve this property's energy efficiency.](#)

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



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.