



Kirkham Avenue, Lowton, WA3 1LL

**Offers in Excess of
£299,950**

Discover your dream home with Stone Cross Estate Agents! Presenting a beautiful Three Bedroom Semi-Detached Family Home in one of Lowton's finest locations. This property features an inviting entrance hall, a cozy lounge with sliding doors to the rear garden, a well-appointed kitchen, and a dining room on the ground floor. Upstairs, you'll find three bedrooms, one with integrated wardrobes, and a bathroom with a separate W/C. Outside, enjoy an enclosed paved yard at the front, a gated driveway leading to a detached double garage, which provides ample off road parking and a delightful enclosed garden with both lawn and patio areas at the rear. Don't let this opportunity slip away! **Please Contact Us To Arrange A Viewing**

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Detached Double Garage**
- **Enclosed Rear Garden**
- **Two Reception Rooms**

Entrance Hall

Via UPVC double glazed frosted door to the front elevation.

Lounge

18' 0" x 10' 8" (5.48m x 3.25m) UPVC double glazed window to the front elevation, UPVC double glazed sliding doors to the rear elevation, two wall light points, wall mounted radiator, fire with mantle, textured ceilings and coving.

Dining Room

UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator, wall, base and drawer units and coving.

Kitchen

7' 0" x 10' 11" (2.13m x 3.34m) UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the side elevation, a variety of wall, base and drawer units, part tiled walls and coving.

First Floor

Landing

Bedroom One

11' 11" x 10' 9" (3.64m x 3.28m) UPVC double glazed window to the front elevation, integrated wardrobes and ceiling light point.

Bedroom Two

11' 11" x 10' 8" (3.64m x 3.25m) Two UPVC double glazed windows to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Three

8' 1" x 7' 8" (2.46m x 2.34m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and a storage cupboard.

Bathroom

UPVC double glazed frosted window to the rear elevation, tiled walls, tiled flooring, wash hand basin, ceiling light point, wall mounted radiator and a bath with an overhead shower.

Separate W/C

UPVC double glazed frosted window to the rear elevation, ceiling light point, wall mounted radiator, W/C, tiled walls and tiled flooring.



Outside

Front

Enclosed, paved front, gate to the front door, bushes/shrubs, gate to the side where there is a tarmac driveway and a detached double garage.

Rear Garden

Enclosed, laid to lawn, paved patio area, stones, bushes and trees.

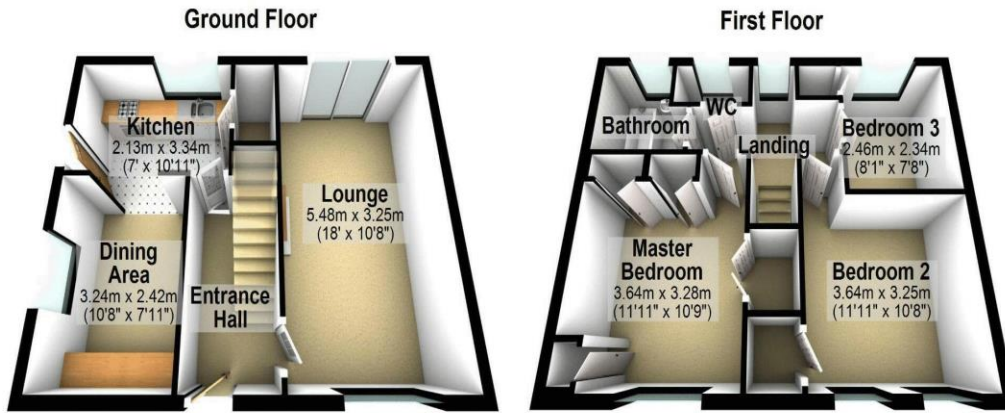
Tenure

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.





Total area: approx. 83.9 sq. metres (902.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown
Plan produced using PlanUp.

Energy performance certificate (EPC)

5 Kirkham Avenue
Lowton
WARRINGTON
WA3 1LL

Energy rating
D

Valid until: 31 October 2033

Certificate number: 9330-2520-4300-2877-0181

Property type: Semi-detached house
Total floor area: 84 square metres

Rules on letting this property

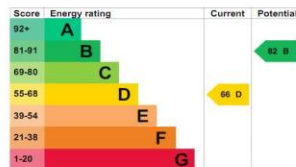
Properties can be let if they have an energy rating from A to E.

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 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.