



## 36 Rowan Avenue

Lowton, Warrington, WA3 2DD

£269,995

JonesPottsTaylor are delighted to present FOR SALE this EXTENDED three bedroom DETACHED true bungalow. Situated on a CORNER PLOT position in a sought-after residential location in Lowton, close to transport and network links, schools, shops and amenities. The property briefly comprises of; entrance hallway, sitting room, an open plan extended kitchen / dining room, three double bedrooms, with one bedroom benefiting from fitted wardrobes and a further shower room. Outside are wrap around gardens, to the front is an open garden with driveway for AMPLE PARKING leading to an integral garage, whilst to the rear is an enclosed low maintenance garden.

Viewings for this property are a must to appreciate the potential development growth.

- Extended Corner Plot Position
- No Onward Chain
- Potential Development Growth
- Ample Parking With Integral Garage
- Wrap Around Gardens
- Sought After Location

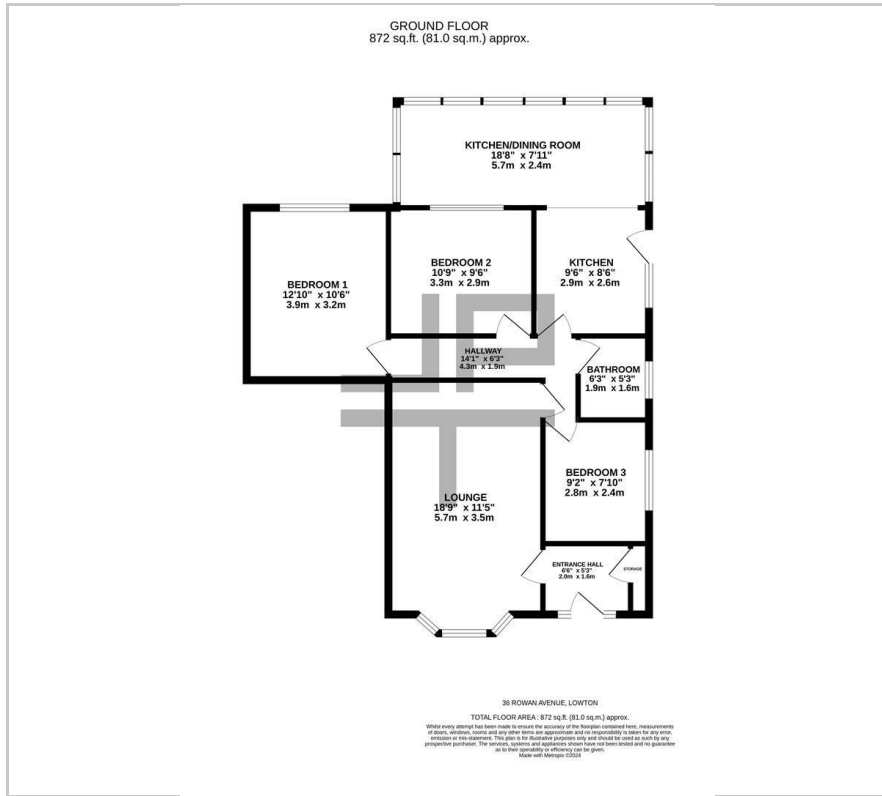
### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

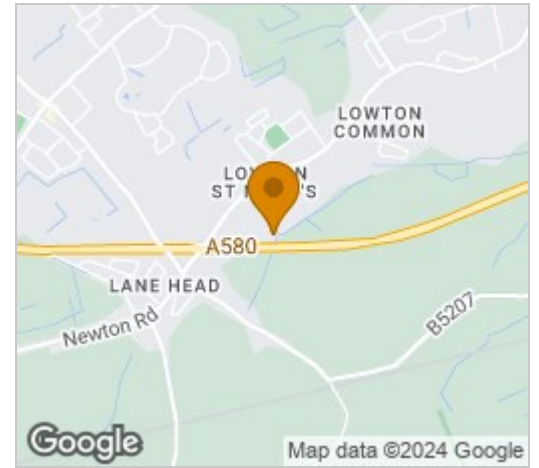




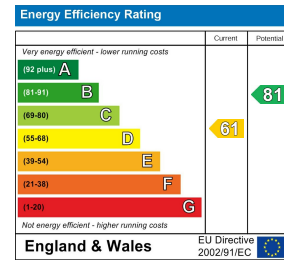
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.