



Burley Avenue, Lowton, WA3 2ES

**Offers in Excess of
£229,950**

Stone Cross Estate Agents are proud to present this spacious and versatile two/three-bedroom semi-detached dormer bungalow, now available for sale. Ideally suited to those looking to put their own stamp on a property, this charming home offers fantastic potential and is located in a sought-after residential area. The accommodation comprises an inviting entrance hall, a bright and comfortable lounge, a well-proportioned kitchen, a dining room (which can alternatively serve as a third bedroom), a conservatory overlooking the garden, a convenient ground floor shower room, and a ground floor bedroom. Upstairs, you'll find a generously sized bedroom along with a stylishly appointed bathroom. Externally, the property benefits from a spacious driveway providing off-road parking for multiple vehicles, a detached garage, and a private rear garden complete with a patio area, well-maintained lawn, and mature shrubbery—ideal for relaxing or entertaining. Don't miss out—contact Stone Cross Estate Agents today to arrange your viewing!

- Two Bedrooms
- Semi-Detached Dormer Bungalow
- Enclosed Rear Garden
- Driveway
- Two Bathrooms

Hallway

Vis UPVC double glazed door to the side elevation, two wall light points and a wall mounted radiator.

Lounge

13' 1" x 12' 0" (4m x 3.65m)

UPVC double glazed window to the front elevation, ceiling light point, two wall light points, electric fire and a wall mounted radiator.

Kitchen

18' 5" x 9' 9" (5.61m x 2.97m)

UPVC double glazed French doors to the rear elevation, island with a sink unit, wall base and drawer units, integrated beko microwave, oven and hob, integrated extractor, fridge/freezer, wall mounted radiator and spotlights.

Dining Room/Bedroom

12' 1" x 7' 8" (3.69m x 2.33m)

UPVC double glazed doors into the conservatory, wall mounted radiator, spotlights and laminate flooring.

Conservatory

11' 7" x 10' 0" (3.53m x 3.05m)

UPVC double glazed windows surrounding, UPVC double glazed doors to the side elevation, laminate flooring and a ceiling light point.

Bedroom One

11' 3" x 10' 11" (3.43m x 3.32m)

UPVC double glazed box bay window to the front elevation, ceiling light point, wall mounted radiator and laminate flooring.

Shower Room

8' 3" x 5' 1" (2.51m x 1.56m)

UPVC double glazed frosted widow to the side elevation, W/C, sink unit with a mixer tap, spotlight, double shower, tiled walls and flooring and a heated towel radiator.

Upstairs

Bedroom Two

11' 3" x 10' 10" (3.43m x 3.3m)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and integrated wardrobes.



Bathroom

6' 5" x 10' 10" (1.95m x 3.29m)

UPVC double glazed frosted window to the front elevation, ceiling light point, heated towel radiator, W/C, vanity sink unit and a bath with an overhead shower.

Outside

Front

Rear

Tenure

Council Tax

C

Other Information

Water mains or private? Mains Parking arrangements?

Driveway Flood risk? No Coal mining issues in the area? No

Broadband how provided? TBC If there are restrictions on

covenants? No Is the property of standard construction? Yes

Are there any public rights of way? No Safety Issues? No

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.







Energy performance certificate (EPC)			
6 Burley Avenue Lowton WARRINGTON WA3 2ES	Energy rating D	Valid until:	16 June 2035
		Certificate number:	7100-3862-0322-4590-3653
Property type		Semi-detached bungalow	
Total floor area		98 square metres	

Rules on letting this property

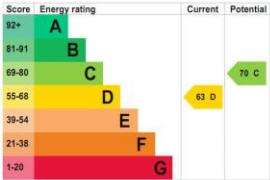
Properties can be let if they have an energy rating from A to E.

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.

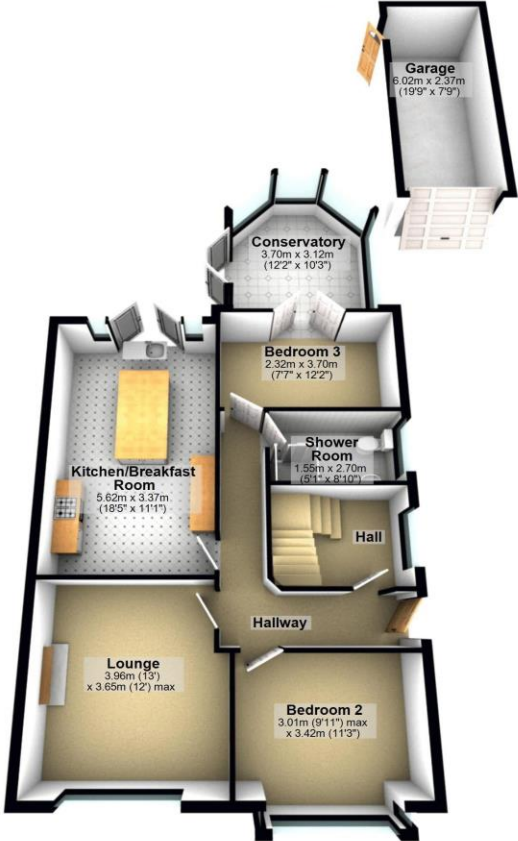
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Ground Floor

Approx. 96.1 sq. metres (1034.1 sq. feet)



First Floor

Approx. 26.3 sq. metres (283.3 sq. feet)



Total area: approx. 122.4 sq. metres (1317.4 sq. feet)

This Floorplans is for illustration purposes only.
Plan produced using PlanUp.



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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.

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