



Stone Cross
ESTATE AGENTS

Welford Avenue, Lowton, Warrington, WA3 2RN

£450,000

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- Detached
- Five bedrooms
- Two Bathroom
- Driveway Providing Parking For Several Cars
- Walk-in Wardrobes To Three Bedrooms
- Storage Room
- Large Rear Garden
- Hot Tub



Discover this spacious detached five-bedroom home, offering versatile living spaces and located with excellent access to local amenities, reputable schools, and convenient transport links via the A580 East Lancashire Road. Upon entering, you are greeted by generous living spaces, perfect for relaxation. The well-appointed kitchen is complemented by a practical utility room. A spacious conservatory extends the living area, offering a wonderful spot to enjoy the large rear garden. Downstairs also promotes five well-proportioned bedrooms alongside a modern family bathroom. Ascending to the first floor, you will find the main bedroom, boasting its own walk-in wardrobe, and an additional bedroom also featuring a walk-in wardrobe. A second contemporary bathroom serves this floor. Externally, a block paved driveway offers ample off-road parking. The rear garden provides plenty of space for outdoor activities and includes a hot tub, perfect for unwinding.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 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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