



**Woodford Avenue, Lowton, WA3 2PS**

**Offers in the Region Of  
£219,950**

**Stone Cross Estate Agents are delighted to bring to market THIS TWO BEDROOM SEMI-DETACHED DORMER BUNGALOW (plus an additional loft room utilized as a bedroom). Situated just off Church Lane, in the heart of Lowton St. Lukes and ideally located for commuting, with easy access to the A580 East Lancashire Road. The property is ideal for families looking to grow or even investors. The home comprises of an inviting entrance hall, cozy lounge, well equipped kitchen, two double bedrooms and a three piece suite bathroom on the ground floor. Follow the stairs and you will be greeted with a loft room which is currently being utilized as a bedroom. With beautifully landscaped front and rear gardens, the front also offers a driveway providing ample amount of off road parking, the home also benefits from a detached garage, this cozy home is a steal!! \*\*Contact Us Today To Arrange A Viewing!!\*\***

- **Semi-Detached Dormer Bungalow**
- **Two Bedrooms**
- **Driveway**
- **Detached Garage**
- **Sought-After Location**
- **Loft Room**

### **Entrance Vestibule**

UPVC door with double glazed frosted window and two double glazed frosted windows either side, wall mounted radiator and wall light point and a storage cupboard that houses the boiler.

### **Lounge**

16' 9" x 11' 5" (5.107m x 3.488m) UPVC double glazed bow window to the front elevation, ceiling light point, wall mounted radiator and wall mounted electric fire.

### **Inner Hallway**

Tiled floor, wall light point, wall mounted radiator and stairs to first floor.

### **Kitchen**

9' 6" x 8' 9" (2.893m x 2.655m) UPVC double glazed window to the side elevation, UPVVC door to the side elevation, a wide range of wall, base and drawer units, oven, induction hob and extractor fan, sink unit with swan neck tap, plumbing for washing machine, space for dryer, space for fridge/freezer, part tiled walls, tiled floor, ceiling light point and wall mounted radiator.

### **Dining Room/Bedroom Two**

9' 5" x 8' 9" (2.882m x 2.661m) UPVC double glazed French door to rear elevation, tiled floor, ceiling light point, wall mounted radiator and feature wall panels.

### **Family Bathroom**

6' 2" x 5' 5" (1.874m x 1.659m) Ground floor family bathroom, UPVC double glazed frosted window to the side elevation, three piece suite comprising of corner bath with over head shower, sink unit and W/C, tiled floor, ceiling light point, wall mounted radiator and feature wall paneling.

### **Bedroom One**

11' 5" x 12' 6" (3.491m x 3.820m) Ground floor, UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **First Floor**

#### **Landing**

Wall light point and storage cupboard.

#### **Loft Room**

25' 6" x 18' 5" (7.783m x 5.604m) First Floor, UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.



## **Externally**

### **Front**

*Partially paved, laid to lawn and established borders. Double gate to side of the property leading up to the detached garage.*

### **Rear Garden**

*Enclosed. Laid to lawn. Patio, stones and steps.*

### **Detached Garage**

*Up and over door. Power and lighting.*

### **Tenure**

*Leasehold.*

### **Council Tax Band**

*B*

***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 Woodford Avenue Lowton WARRINGTON WA3 2PS	Energy rating <b>E</b>	Valid until: 30 August 2031 Certificate number: 0300-2559-0080-2279-4961
--	---------------------------	---

**Property type**  
Semi-detached house

**Total floor area**  
83 square metres

### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is E. It has the potential to be C.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

**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.