



  
**Stone Cross**  
ESTATE AGENTS

**Maple Avenue, Lowton, WA3 2DB**

**Auction Guide Price  
£130,000**

Stone Cross Estate Agents are delighted to showcase this charming **Two Bedroom Semi-Detached Home**. located in a popular area of Lowton with access to good transport links, including the A580 East Lancashire Road and the motorway network. Local amenities and a selection of junior and secondary schools are within a comfortable distance. The home comprises of an entrance, cosy lounge and an open kitchen/diner which completes the first floor. Ascend to the first floor and you will be greeted with two double bedrooms, a bathroom and a separate W/C. Venture outside and a beautiful enclosed landscaped garden covers the front and side of the property, to the rear is another enclosed garden with an allotment and a outbuilding. To the rear there is a driveway to the side and a detached garage offering ample off road parking. Contact us now to arrange a viewing!!

- **Two Bedrooms**
- **Semi-Detached**
- **Landscape Front Garden**
- **Enclosed Front and Rear Gardens**
- **Garage and Driveway Providing Off Road Parking**
-

## **Entrance**

*Via UPVC Double Glazed Door to the Front Elevation, ceiling light point, wall mounted radiator, meter cupboard and stairs to the first floor.*

## **Lounge**

*15' 0" x 11' 1" (4.57m x 3.38m) Two UPVC Double Glazed Windows one to the Front Elevation and one to the Rear Elevation, two ceiling light points, wall mounted radiator and a gas fire with mantle.*

## **Kitchen/Diner**

*10' 7" x 11' 7" (3.22m x 3.53m) UPVC Double Glazed Window to the Rear Elevation, Hardwood Double Glazed Door to the Side Elevation, UPVC Double Glazed Window to the Front Elevation, storage cupboard, integrated fridge, oven, gas hob and extractor, wall, base and drawer units, plumbing for washing machine, one and a half stainless steel sink unit with mixer tap, part tiled walls, wall mounted radiator and ceiling light point.*

## **First Floor**

### **Landing**

*UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator, ceiling light point and storage cupboard.*

### **Bedroom One**

*11' 10" x 9' 10" (3.6m x 3.0m) UPVC Double Glazed Window to the Front Elevation, ceiling light point, wall mounted radiator and storage cupboard.*

### **Bedroom Two**

*9' 2" x 11' 2" (2.79m x 3.40m) UPVC Double Glazed Window to the Front Elevation, ceiling light point, wall mounted radiator and a storage cupboard.*

### **Bathroom**

*5' 6" x 5' 10" (1.67m x 1.79m) UPVC Double Glazed Frosted Window to the Rear Elevation, bath with overhead shower, vanity sink unit, part tiled walls, ceiling light point and wall mounted radiator.*

### **W/C**

*2' 10" x 5' 0" (0.87m x 1.53m) Separate W/C to main bathroom, UPVC Double Glazed Frosted Window to the Rear Elevation, W/C and ceiling light point.*



## Outside

### Front Garden

Enclosed, gate, laid to lawn and side lawn with bushes and shrubs.

### Rear Garden

Enclosed, driveway to the side, laid to lawn with an allotment to the bottom of the drive, patio and gate to drive.

### Garage

Detached, Up and over door.

### Out House

Sink, dryer and doors to the Side Elevation and the Front Elevation.

### Tenure

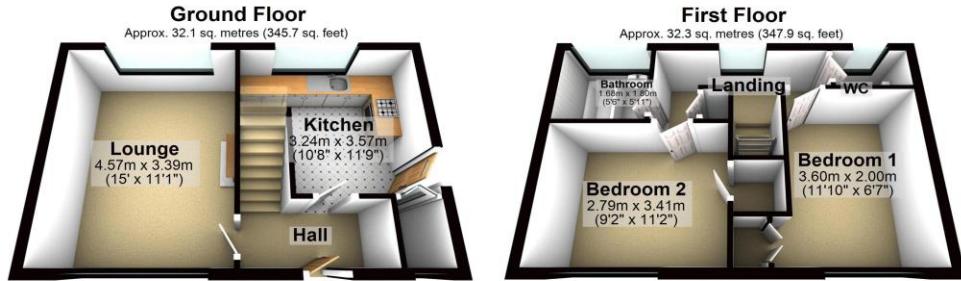
Freehold

### Council Tax

A

**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. 64.4 sq. metres (693.5 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

56 Maple Avenue Lowton WARRINGTON WA3 2DB	Energy rating <b>D</b>	Valid until: <b>14 September 2033</b>
		Certificate number: 5837-8221-8300-0455-0292

Property type  
Semi-detached house

Total floor area  
64 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 current energy rating is D. It has the potential to be B.

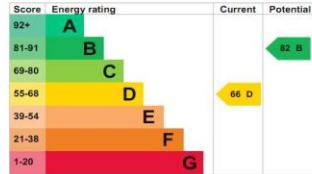
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/5837-8221-8300-0455-0292?print=true>

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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.