



**Chandler Way, Lowton, WA3 2LR**

**£219,950**

Welcome to Stone Cross Estate Agents, where we take great pride in introducing you to this exquisite **THREE BEDROOM SEMI-DETACHED FAMILY HOME**. Nestled within a serene cul-de-sac on a highly sought-after estate in the heart of Lowton St Luke's, this property offers tranquility while being conveniently close to all the amenities that Lowton Village boasts – from shops, schools, and recreational grounds to a delightful array of public houses and eateries. Perfectly situated near excellent transport links including bus routes, The East Lancashire Road (A580), and The National Motorway Network. Step inside to discover the ground floor's inviting layout, which includes an elegant entrance hallway, a cozy lounge, a spacious kitchen/diner, and a convenient cloakroom.

Ascend to the first floor to find a family bathroom and three comfortable bedrooms. Externally, a patioed driveway awaits you at the front, providing hassle-free off-road parking. Venture to the rear and you'll be greeted by an enclosed garden featuring a lush lawn and patio area. \*\*\* CALL US NOW TO ARRANGE A VIEWING \*\*\*

- **THREE BEDROOMS**
- **SEMI-DETACHED**
- **Driveway For Off Road Parking**
- **Enclosed Rear Garden**
- **TWO BATHROOMS**
- **Open Plan Kitchen/Diner**

**Entrance Hallway**

Via UPVC Double Glazed Door to the Front Elevation, UPVC Double Glazed Window to the Side Elevation, wall mounted radiator and ceiling light point.

**Lounge**

15' 9" x 11' 8" (4.80m x 3.55m) Two UPVC Double Glazed Windows to the Front Elevation, ceiling light point, wall mounted radiator and stairs to the first floor.

**Kitchen/Diner**

14' 5" x 8' 3" (4.39m x 2.51m) UPVC Double Glazed Window to the Rear Elevation, UPVC Double Glazed French Door to the Rear Elevation, two ceiling light points, wall mounted radiator, wall, base and drawer units, under stair storage, space for a fridge/freezer, sink unit and plumbing for a washing machine.

**Cloackroom**

UPVC Double Glazed Frosted Window to the Front Elevation, W/C, wash hand basin, ceiling light point, wall mounted radiator and part tiled walls.

**First Floor****Landing**

UPVC Double Glazed Window to the Side Elevation, ceiling light point and storage cupboard.

**Bedroom One**

14' 2" x 8' 3" (4.31m x 2.51m) UPVC Double Glazed Window to the Front Elevation, ceiling light point and wall mounted radiator.

**Bedroom Two**

10' 3" x 8' 3" (3.12m x 2.51m) UPVC Double Glazed Window to the Rear Elevation, ceiling light point, wall mounted radiator and loft access.

**Bedroom Three**

7' 3" x 5' 9" (2.21m x 1.75m) UPVC Double Glazed Window to the Front Elevation, ceiling light point and wall mounted radiator.

**Bathroom**

6' 2" x 5' 9" (1.88m x 1.75m) UPVC Double Glazed Frosted Window to the Rear Elevation, W/C, wash hand basin, bath with over head shower, tiled walls, ceiling light point and wall mounted radiator.





## **Outside**

### **Front Garden**

Driveway, laid to lawn, patio and access to rear of the property.

### **Rear Garden**

Enclosed and laid to lawn.

### **Tenure**

Leasehold

### **Council Tax**

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***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 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.