



Crow Wood Road, Lowton, WA3 2EJ

**Offers in Excess of
£235,000**

Introducing a charming Three Bedroom Semi-Detached Dormer Bungalow nestled in the sought-after locale of Lowton St Luke's, courtesy of Stone Cross Estate Agents. This inviting home boasts convenient proximity to local amenities including shops, schools, and recreational facilities. Lowton's strategic position provides easy access to major motorways, simplifying commutes to Manchester City Centre. The ground floor welcomes you with an entrance hall leading to a cozy lounge, a well-appointed kitchen/diner, a bedroom, and a bathroom. French doors open from the hall to the rear garden, enhancing the indoor-outdoor flow. Upstairs, two additional bedrooms and a Jack and Jill bathroom await. Outside, the property features a driveway for ample off-road parking, complemented by a charming front garden. The rear garden, secluded and laid to lawn, offers privacy and tranquility as it isn't overlook. This delightful abode presents a perfect blend of comfort.

*****Please Contact Us To Arrange A Viewing*****

- **Three Bedrooms**
- **Semi-Detached Dormer Bungalow**
- **Driveway**
- **Two Bathrooms**
- **Enclosed Rear Garden**
- **Not Overlooked at the Rear**

Entrance Hall

Via UPVC double glazed frosted door to the side elevation, UPVC double glazed French doors to the rear elevation, ceiling light point, wall mounted radiator, laminate flooring, under stairs storage and stairs to the first floor.

Lounge

11' 10" x 13' 5" (3.6m x 4.1m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate flooring, meter cupboard and electric fireplace.

Kitchen/Diner

8' 2" x 18' 4" (2.5m x 5.6m) UPVC double glazed window to the rear elevation, UPVC double glazed French door to the side elevation, a variety of wall, base and drawer units, plumbing for washing machine, space for fridge/freezer, part tiled walls, oven, hob, extractor, 1.5 sink unit with a swan neck tap, wall mounted radiator, ceiling light point, spotlights, laminate flooring and storage cupboard which houses the boiler.

Bedroom One

11' 4" x 11' 5" (3.45m x 3.48m) UPVC double glazed box bay window to the front elevation, wall mounted radiator and ceiling light point.

Bathroom

4' 9" x 5' 6" (1.46m x 1.67m) Spotlights, laminate flooring, hand towel radiator, W/C, vanity sink unit with mixer tap, bath with overhead shower and part tiled walls.

First Floor

Landing

Ceiling light point.

Bedroom Two

9' 8" x 16' 4" (2.95m x 4.98m) Two UPVC double glazed windows to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Three

18' 10" x 6' 9" (5.73m x 2.05m) Two UPVC double glazed windows to the front elevation, ceiling light point and wall mounted radiator.

Jack and Jill En-Suite

4' 5" x 8' 2" (1.35m x 2.48m) Spotlights, vanity sink unit with mixer tap, hand towel radiator, W/C, laminate flooring, corner shower unit with waterfall showerhead and part tiled walls.



Outside

Front

Tarmac driveway with ample off road parking, laid to lawn and stone areas of garden, part enclosed and borders for plants/shrubs.

Rear Garden

Enclosed, not overlooked at the rear, shed, laid to lawn, patio and gate access to the front at the side of the garden.

Tenure

Freehold

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)

21, Crow Wood Road
Lowton
WARRINGTON
WA3 2EJ

Energy rating
D

Valid until: 30 April 2030

Certificate number: 8209-4085-2622-4526-4403

Property type: Semi-detached house
Total floor area: 88 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.

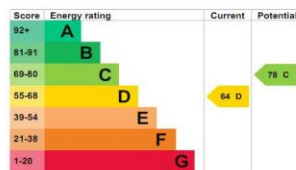
See [how to improve this property's energy efficiency](#).

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



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.