



St. Catherines Gardens, Lowton, WA3 1LU

£249,995

Stone Cross Estate Agents are proud to present to you this gorgeous Three Bedroom Three STOREY SEMI DETACHED Family Home "THE ORFORD MAX" located on St Catherines Gardens in the semi-rural village of Lowton which is in EXCELLENT WALK IN CONDITION. The property benefits from upgraded worktops and kitchen units, chrome sockets and fittings downstairs, ceiling spotlights throughout downstairs and in the bedrooms and Premium Carpets throughout. It is well located for a range of amenities that the village has to offer i.e. shops, primary/secondary schools and a nice selection of public houses/eateries. Well located for The East Lancashire Road (A580), which offers a wide range of commuting possibilities. The property comprises of an entrance, a light lounge/diner with French doors opening to the rear garden, a well-appointed kitchen and a convenient cloakroom to complete the ground floor. Ascend the stairs to the first floor and you will be greeted by two bedrooms and a family bathroom. To the second floor sits the master bedroom benefiting from an en-suite. Externally, the property boasts a driveway with off road parking for two car parking spaces, and an enclosed garden at the rear with a summerhouse. ***CONTACT US NOW TO ARRANGE A VIEWING***

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway For Two Car Parking Spaces**
- **Three Bathrooms**
- **Three Storeys**
- **Enclosed Rear Garden**

Entrance

Via UPVC double glazed composite door to the front elevation, UPVC double glazed window to the side elevation, tiled floor, ceiling light point, wall mounted radiator, door to cloakroom and lounge and stairs to the first floor.

Lounge/Diner

15' 3" x 12' 0" (4.66m x 3.65m) UPVC double glazed French doors to rear elevation with window at either side leading to the rear garden, two Velux skylights, wall mounted radiator, two ceiling spotlights and understairs storage.



Kitchen

13' 9" x 8' 6" (4.19m x 2.59m) There are a range of wall, base and drawer units, ceiling spotlights and tiled floor, integrated microwave, built in single electric oven with gas hob, extractor, 1.5 stainless steel sink unit with swan neck tap, plumbing for washing machine and integrated fridge/freezer.



Cloakroom

6' 4" x 3' 4" (1.94m x 1.02m) UPVC double glazed frosted window to front elevation, ceiling light point, part tiled walls, tiled floor, W/C and wash hand basin.

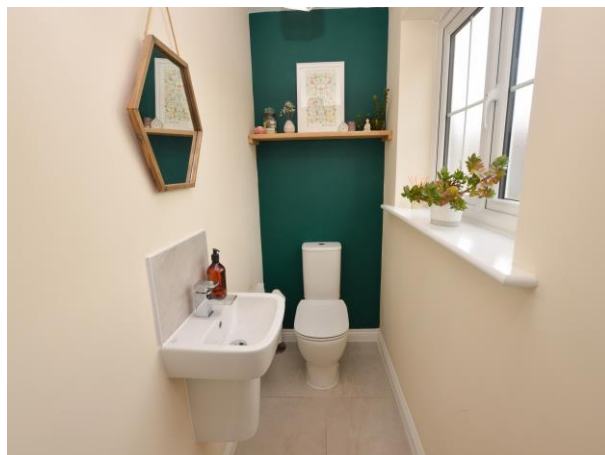
First Floor

Landing

UPVC double glazed window to side elevation, doors to bedrooms two and three, family bathroom and stairs to second floor.

Bedroom Two

12' 0" x 10' 5" (3.65m x 3.17m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.



Bedroom Three

12' 0" x 8' 6" (3.65m x 2.59m) Two UPVC double glazed windows to front elevation, wall mounted radiator and ceiling light point.

Family Bathroom

6' 7" x 5' 7" (2.01m x 1.7m) Heated towel radiator, spotlights, tiled floor, part tiled walls, bath with overhead shower, WC and wash hand basin.



Second Floor

Bedroom One

19' 9" x 11' 11" (6.03m x 3.62m) UPVC double glazed window to rear elevation, UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, spotlights, loft access and door to en-suite.

En-Suite

6' 0" x 5' 10" (1.83m x 1.79m) Shower cubicle, wall mounted radiator, spotlights, part tiled walls, tiled floor, W/C and wash hand basin.

Outside

Front Garden

Tarmac driveway with enough space for two cars, laid to lawn area and patio outside of the front door leading round the side of the house with gate to access the rear.

Rear Garden

Enclosed, laid to lawn, patio, plants and shrubs and decking area with a summerhouse.

Tenure

Freehold

Council Tax

C

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)

5
St Catherine's Gardens
London
WAS 1LU

Energy rating
B

Valid until: 27 February 2031

Certificate number: 2583-3001-3302-1189-5200

Property type

Semi-detached house

Total floor area

95 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 B. It has the potential to be A.

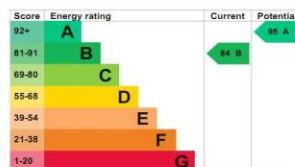
[See how to improve this property's energy efficiency.](#)

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.