



Stone Cross
ESTATE AGENTS

Bourne Avenue, Lowton, WA3 2QB

£249,950

Stone Cross Estate Agents are delighted to present to you this charming Three Bedroom Semi-Detached True Bungalow, situated in the heart of Lowton St. Luke's. The home offers spacious family accommodation throughout. the home has great access to local amenities, schools and transport links. The bungalow comprises of entrance hall, lounge/dining room, three bedrooms and a bathroom. Outside the front boats a driveway with a stoned area which leads to a detached garage. The rear is enclosed, has laid to lawn and a paved area.. **Please Contact Us To Arrange A Viewing 01942 356266**

- **Driveway**
- **Semi-Detached**
- **Detached Garage**
- **Enclosed Rear Garden**
- **Front Garden**

Entrance

UPVC double glazed door to the side elevation.

Hallway

Wall mounted radiator and two ceiling light points.

Lounge/Diner

12' 0" x 16' 1" (3.66m x 4.89m) UPVC double glazed window to the front elevation, ceiling light point, two wall light points, wall mounted radiator and a fire and mantle.

Kitchen

11' 10" x 9' 2" (3.6m x 2.8m) UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator, part tiled walls, wall base and drawer units, tiled flooring, space for fridge freezer, space for an oven, space for a dryer and plumbing for a washing machine.

Bedroom 1

13' 2" x 10' 8" (4.02m x 3.24m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

Bedroom 2

12' 4" x 10' 0" (3.76m x 3.05m) UPVC double glaze window to the rear elevation, wall mounted radiator and a ceiling light point.

Bedroom 3

11' 10" x 7' 1" (3.6m x 2.15m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bathroom

9' 3" x 5' 6" (2.81m x 1.67m) UPVC double glazed window to the side elevation, heated towel radiator, vanity sink unit with a mixer tap, W/C, two ceiling light points and a bath with an over head shower.

Outside**Front**

Driveway, shrubbery and stoned area.

Rear

Laid to Lawn and patio area.

Council Tax

C

Tenure

Freehold



Other information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

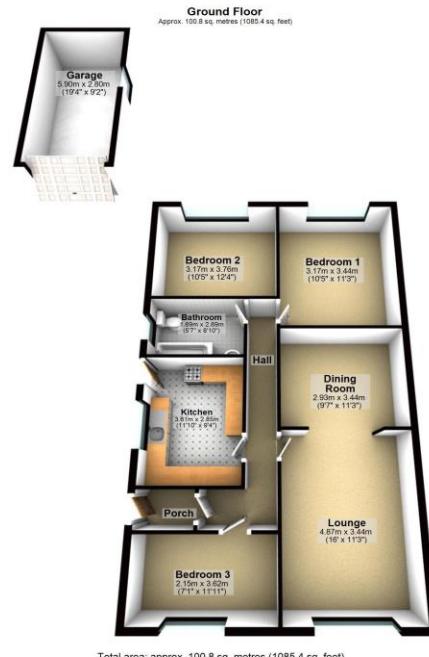
Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

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. 100.8 sq. metres (1085.4 sq. feet)
 This floor plan is for illustrative purposes only.
 Not to scale or to plan.

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

Energy performance certificate (EPC)

5 Bourne Avenue Lowton WARRINGTON WA3 2QB	Energy rating C	Valid until: 21 November 2034
		Certificate number: 2534-7429-9409-0012-4226

Property type

Semi-detached bungalow

Total floor area

80 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 C. It has the potential to be B.

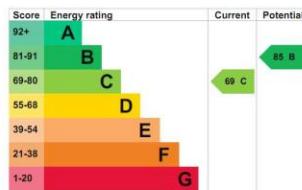
[See how to improve this property's energy efficiency.](#)

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/2534-7429-9409-0012-4226?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.