



**Avebury Close, Lowton, WA3 2TU**

**£249,950**

**Stone Cross Estate Agents are delighted to be able to bring to the market this three bed detached family home, which has been decorated throughout to a high standard. Located in the much sought after village of Lowton, St Lukes. Positioned within reasonable distance to a selection of amenities ie shops, schools and public houses/eateries. Close to The East Lancashire Road and The National Motorway Network. Comprising of entrance, hall, lounge/diner, kitchen, conservatory to the ground floor and to the first floor are three bedrooms and family bathroom. Externally there is a large laid to lawn garden with driveway offering ample off road parking, leading to garage and to the rear is an enclosed garden.**

- **Detached Family Home**
- **Lounge/Diner**
- **Conservatory**
- **Three Bedrooms**
- **Gardens Front & Rear**
- **Driveway**

**Viewings Highly Recommended**

## **Entrance**

*Via part double glazed composite door to the front elevation leading into hall.*

## **Hall**

*Stairs to first floor doors to other rooms, ceiling light point, wall mounted radiator and high gloss laminate wood flooring.*



## **Lounge**

*27' 3" x 14' 7" (8.3m x 4.45m) UPVC double glazed box bay window to the front elevation, UPVC double glazed french doors to the rear elevation, UPVC double glazed window to the rear elevation, coal effect gas fire incorporated in feature surround, under stairs storage 2 x ceiling light point and 2 x wall mounted radiators and high gloss laminate wood flooring.*



## **Kitchen**

*16' 6" x 7' 7" (5.04m x 2.31m) UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, UPVC double glazed door with double glazed side panel to the conservatory, wall, base, drawer units, 1.5 bowl single drainer stainless steel sink unit with swan neck mixer tap, integrated gas hob, oven, extractor hood, fridge/freezer, washing machine, dishwasher, ceiling light point, wall mounted radiator and laminate wood flooring.*



## **Conservatory/Dining Room**

*13' 7" x 8' 2" (4.13m x 2.5m) Wood conservatory with french doors to the side elevation ceiling light point and tiled flooring.*

## **Ground Floor WC**

*2 piece white suite comprising of WC, corner vanity sink unit, part tiled walls, ceiling light point and wall mounted heated towel rail.*

## **First Floor**

## **First Floor Landing**

*UPVC double glazed window to the side elevation, loft access. Loft is partially boarded with lighting, storage cupboard and ceiling light point.*



### **Bedroom One**

13' 9" x 8' 2" (4.18m x 2.5m) UPVC double glazed window to the front elevation, built-in wardrobe, ceiling light point and wall mounted radiator.

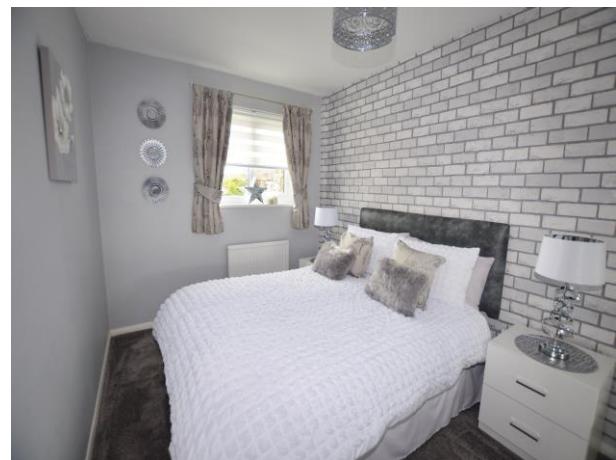


### **Bedroom Two**

9' 1" x 8' 5" (2.78m x 2.57m) UPVC double glazed window to the rear elevation, built-in wardrobes, ceiling light point and wall mounted radiator.

### **Bedroom Three**

7' 9" x 5' 7" (2.37m x 1.7m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.



### **Bathroom**

UPVC double glazed frosted window to the rear elevation, WC, vanity sink unit, walk-in shower wet room, ceiling light point, fully tiled and wall mounted radiator.

### **Outside**

#### **Front**

To the front is a laid to lawn garden with a long driveway leading to gates to the side and rear of the property.



#### **Rear Garden**

Enclosed laid to lawn garden with numerous fruit trees, paved patio areas leading to detached garage and summer house bar.

#### **Garage**

Mains electricity.

#### **Council Tax Band**

C.

#### **Tenure**

Leasehold.



**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

HM Government

6, Avebury Close, Lowton, WARRINGTON, WA3 2TU

Dwelling type: Detached house Reference number: 0164-2853-7937-9821-7191  
 Date of assessment: 27 July 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 29 July 2019 Total floor area: 79 m<sup>2</sup>

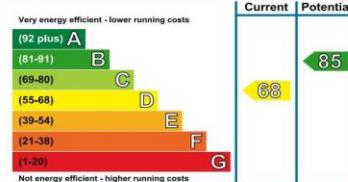
**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	£ 2,103		
<b>Over 3 years you could save</b>	£ 408		
<b>Estimated energy costs of this home</b>			
	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 183 over 3 years	
Heating	£ 1,404 over 3 years	£ 1,275 over 3 years	
Hot Water	£ 390 over 3 years	£ 237 over 3 years	
<b>Totals</b>	<b>£ 2,103</b>	<b>£ 1,695</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



The graph shows the current energy efficiency of your home.  
 The higher the rating the lower your fuel bills are likely to be.  
 The potential rating shows the effect of undertaking the recommendations on page 3.  
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).  
 The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 156
2 Low energy lighting for all fixed outlets	£45	£ 111
3 Solar water heating	£4,000 - £6,000	£ 138

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**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.