



STONE CROSS
ESTATE AGENTS

Welford Avenue, Lowton, WA3 2RN

**Offers in Excess of
£219,950**

Stone Cross Estate Agents are proud to present to you this charming Three Bedroom Detached True Bungalow which is in need of some modernisation, positioned on a sought after development in Lowton St Luke's. Well situated for ease of access to a range of local amenities i.e. shops, schools, recreational grounds and public houses/eateries. The property comprises of a lounge, kitchen/diner, three bedrooms and a bathroom. The outside displays a landscaped front garden with an attached garage and a driveway perfect for ample off road parking, leading to the back is an enclosed rear garden. ***CONTACT US NOW TO ARRANGE A VIEWING!!!***

- **Three Bedrooms**
- **Detached True Bungalow**
- **Garage and Driveway Providing Off Road Parking**
- **Gardens to the Front and Rear**
- **Enclosed Rear Garden**

Entrance

Via UPVC Double Glazed Front Door to the Side Elevation, wall mounted radiator, two ceiling light points and loft access to a part boarded loft.

Lounge

17' 5" x 12' 1" (5.3m x 3.68m) UPVC Double Glazed Window to the Front Elevation, ceiling light point, wall mounted radiator and gas fire with mantle.

Kitchen/Diner

20' 7" x 8' 6" (6.28m x 2.6m) UPVC Double Glazed French Door and UPVC Double Glazed Window to the Rear Elevation, two Hardwood Windows to the Side Elevation, wall, base and drawer units, oven, grill, gas hob and extractor, one and a half bowl stainless steel sink unit with mixer tap, space for fridge/freezer, integrated freezer, space for dishwasher, plumbing for washing machine, space for dryer, wall mounted radiator, ceiling light point and part tiled walls.

Bedroom One

14' 2" x 9' 9" (4.31m x 2.97m) UPVC Double Glazed Window to the Rear Elevation, ceiling light point and wall mounted radiator.

Bedroom Two

10' 11" x 10' 11" (3.32m x 3.33m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

Bedroom Three

9' 2" x 8' 6" (2.79m x 2.58m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator, ceiling light point and integrated wardrobe.

Bathroom

7' 3" x 5' 5" (2.22m x 1.66m) UPVC Double Glazed Frosted Window to the Side Elevation, W/C, vanity sink unit, bath with over head shower, wall mounted radiator, ceiling light point and tiled walls.

Front Garden

Driveway leading to integral garage with power and lighting and up and over door, laid to lawn, gate access to rear.

Rear Garden

Enclosed, laid to lawn, trees/plants and bushes.

Tenure

Leasehold: £15.00 per annum

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.





Total area: approx. 94.6 sq. metres (1018.6 sq. feet)

This floor plan is for illustration purposes only.

Plan produced using PlanUp.

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

Energy performance certificate (EPC)

22 Welford Avenue
Lowton
WARRINGTON
WA3 2RN

Energy rating

D

Valid until:

29 August 2033

Certificate number: 1900-8711-0622-8226-3873

Property type

Detached bungalow

Total floor area

79 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>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

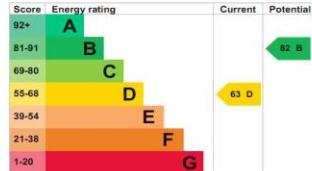
[See how to improve this property's energy efficiency.](#)

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/1900-8711-0622-8226-3873?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.