



***Ivanhoe Avenue, Lowton, WA3 2HX***

***£189,950***

***Stone Cross Estate Agents are delighted to introduce to the market this charming Three Bedroom Semi-Detached Bungalow, which is situated on a well sought after estate in Lowton within ease of access to a range of local amenities i.e. shops, schools, recreational ground and a selection of public houses/eateries. Also within close proximity to the East Lancashire road "A580" and national motorway networks. The property comprises of entrance hallway, lounge, kitchen, three bedrooms and bathroom. Externally there are gardens to the front and rear with a driveway leading to detached garage.***

***\*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\****

- ***Three Bedrooms***
- ***Semi-Detached Bungalow***
- ***Sought After Location***
- ***Driveway***
- ***Vacant Possession***
- ***Front and Rear Gardens***

### **Entrance Vestibule**

UPVC double glazed frosted door to the front elevation, laminate flooring, ceiling light point, door to the hall, wall mounted radiator, loft access and storage.

### **Lounge**

18' 10" x 11' 7" (5.73m x 3.52m) UPVC double glazed window to the front elevation, wall mounted radiator, two ceiling light points and an electric fire.

### **Kitchen**

11' 11" x 9' 7" (3.63m x 2.92m) Two UPVC double glazed windows one to the front elevation and one to the side elevation, UPVC double glazed French door to the side elevation, a variety of wall, base and drawer units, stainless steel sink unit with a swan neck tap, plumbing for washing machine, space for fridge/freezer, part tiled walls, space for oven, ceiling light point, storage cupboard and a cupboard housing the boiler.

### **Bedroom One**

13' 10" x 9' 9" (4.21m x 2.96m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Two/Dining Room**

11' 9" x 8' 8" (3.58m x 2.65m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

10' 8" x 5' 11" (3.26m x 1.81m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bathroom**

8' 6" x 5' 10" (2.58m x 1.79m) Two UPVC double glazed frosted windows too the side elevation, W/C, vanity sink unit, electric shower unit, wall mounted radiator, two ceiling light points and part tiled walls.

### **Outside**

#### **Front Garden**

Enclosed, driveway leading to detached garage, access to the rear, laid to lawn area with plants and shrubs.

#### **Detached Garage**

Detached with up and over door.

#### **Rear Garden**

Enclosed, laid to lawn with plants, trees and shrubs.





**Tenure**

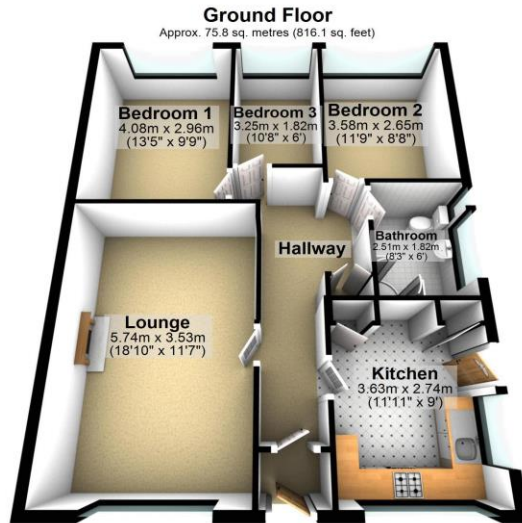
Leasehold

**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. 75.8 sq. metres (816.1 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

12/6/23, 4:14 PM

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

### Energy performance certificate (EPC)

3 Ivanhoe Avenue  
Lowton  
WARRINGTON  
WA3 2HX

Energy rating  
**D**

Valid until: **5 December 2033**

Certificate number: 0265-3932-2202-4727-9204

Property type

Semi-detached bungalow

Total floor area

79 square metres

### Rules on letting this property

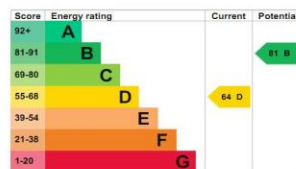
Properties can be let if they have an energy rating from A to E.

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) (<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/0265-3932-2202-4727-9204?print=true>

1/4

**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.