



 **Stone Cross**  
ESTATE AGENTS

**4 Kirkham Avenue, Lowton, Warrington,  
WA3 1LL**

**Offers in Excess of  
£230,000**

*This traditional semi-detached property is situated in arguably one of the nicest locations in Lowton. Having undergone full renovation it offers spacious living accommodation, comprising of lounge and open plan kitchen/diner to the ground floor and to the first floor there are three bedrooms and a family bathroom. Outside there are gardens to the front and rear with access to an attached garage.*

*Situated within a cul-de-sac, the property is ideally located for commuting, transport links, schools and local amenities with Motorway networks and the A580 East Lancashire Road being easily accessible.*

- Semi- Detached
- Three Bedrooms
- Enclosed Rear Garden
- Garage
- Recently Renovated
- Desirable Location

**\*\*\*INTERNAL VIEWING HIGHLY RECOMMENDED\*\*\***

## **Porch**

*Entrance through double glazed door into the tiled porch.*

## **Entrance Hallway**

*Through double glazed front door into the hallway, wall mounted radiator, laminate flooring, stairs leading to first floor and under stair storage. Internal doors leading to the lounge and open plan kitchen/diner.*

## **Lounge**

*17' 10" x 10' 7" (5.43m x 3.22m) UPVC double glazed bow window to front elevation, UPVC double glazed window to rear elevation, wall mounted radiator, two ceiling points, laminate flooring, electric fire and mantle.*



## **Open Plan Kitchen/Diner**

*18' 10" x 14' 1" (5.74m x 4.3m)*

*Kitchen area - Two UPVC double glazed windows to rear elevation, wooden door to side elevation, six spotlights, part tiled walls and laminate floor. A range of wall, base and drawer units, plumbing for washing machine, oven, hob and extractor, 1.5 sink unit with swan neck tap, space for dishwasher and space for fridge freezer.*



*Dining Area - UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and laminate floor.*

## **Landing**

*UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point, loft access and feature window seat.*

## **First Floor**

### **Bedroom One**

*11' 1" x 12' 0" (3.38m x 3.65m) UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, wall mounted radiator, ceiling light point and built in wardrobes and storage cupboards.*



### **Bedroom Two**

*10' 7" x 9' 7" (3.22m x 2.92m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and storage cupboard.*

### **Bedroom Three**

*8' 0" x 7' 7" (2.44m x 2.31m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and storage cupboard.*



### **Bathroom**

Two UPVC frosted double glazed windows to rear elevation, heated towel radiator, five spotlights, part tiled walls and tiled floor, W/C, vanity sink unit, and L shape bath with waterfall shower.



### **Outside**

### **Front Garden**

Laid partly to lawn and decorated with stones and shrubs. Stone driveway providing off road parking and access to the attached garage.

### **Rear Garden**

Enclosed and mainly laid to lawn with stone borders. Rear access to the garage.

### **Garage**

18' 10" x 12' 8" (5.74m x 3.86m) Attached Garage with up and over door, power and lights.

### **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)



**Property type**  
Semi-detached house

**Total floor area**  
84 square metres

#### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

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

***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.