



Beardsmore Drive, Lowton, WA3 2JH

**Offers in the Region Of
£289,950**

Stone Cross Estate Agents proudly presents this charming Three Bedroom Detached Family Home in the popular residential town of Lowton. Ideal for enjoying the town's amenities and with easy access to the East Lancashire Road (A580) and the National Motorway Network. This home offers a fantastic opportunity for someone to personalize and make it their own. The ground floor features an entrance vestibule, lounge, dining room, and kitchen. Upstairs, discover three bedrooms, a versatile storage cupboard that could be transformed into an en-suite or dressing room, and a family bathroom with a separate toilet. Outside, a paved driveway, stone area, and laid-to-lawn space complemented by an integral garage create ample parking. The enclosed rear garden boasts a lush lawn, stone area, and a convenient shed. NO CHAIN!! Don't miss the chance to make this your dream home! **Contact Us Now To Arrange A Viewing!!**

- **Three Bedrooms**
- **Detached**
- **Driveway**
- **Integral Garage**
- **Enclosed Rear Garden**
- **NO CHAIN!**

Entrance Vestibule

Via UPVC double glazed door to the front elevation, ceiling light point and a door leading into the lounge.

Lounge

21' 0" x 10' 9" (6.40m x 3.28m) UPVC double glazed window to the front elevation, electric fire and mantle, wall mounted radiator, two ceiling light points, open up to the dining room and stairs to the first floor.

Dining Room

13' 0" x 7' 11" (3.96m x 2.42m) UPVC double glazed sliding door to the rear elevation, wall mounted radiator and two ceiling light points.

Kitchen

7' 5" x 10' 8" (2.25m x 3.24m) UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, a variety of wall, base and drawer units, 1.5 stainless steel sink unit with a swan neck tap, space for oven, hob and extractor, plumbing for a washing machine, tiled walls, tiled flooring, space for fridge/freezer and ceiling light point.

First Floor

Landing

Ceiling light point, loft access with ladders and a storage cupboard.

Storage Cupboard

6' 11" x 3' 11" (2.11m x 1.19m) versatile room, ceiling light point and can be turned into a dressing room or an en-suite.

Bedroom One

14' 1" x 10' 4" (4.29m x 3.14m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, integrated wardrobe, integrated dresser and access to inner dressing room above the stairs.

Bedroom Two

10' 1" x 8' 7" (3.07m x 2.61m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Three

7' 8" x 10' 10" (2.33m x 3.29m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobe.



Bathroom

7' 8" x 5' 0" (2.33m x 1.52m) UPVC double glazed frosted window to the rear elevation, vanity sink unit, bath with an overhead shower, wall mounted radiator, ceiling light point and tiled walls.

separate W/C

4' 9" x 2' 7" (1.45m x 0.80m) UPVC double glazed frosted window to the rear elevation, ceiling light point, wall mounted radiator, W/C and tiled walls.

Outside**Front**

Block paved driveway, access to the rear, laid to lawn area, stone area and a garage which provides further ample parking.

Garage

Integral, up and over door, power and lighting, houses boiler and meters.

Rear Garden

Enclosed, laid to lawn, patio area, stones, a shed and trees/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.



Energy performance certificate (EPC)

27, Beardsmore Drive
Lowton
WARRINGTON
WA3 2JH

Energy rating
D

Valid until: 30 October 2028

Certificate number: 8648-7120-6509-2199-7972

Property type

Detached house

Total floor area

85 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 D. It has the potential to be C.

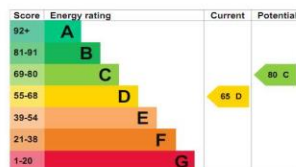
[See how to improve this property's energy efficiency.](#)

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



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.