



**Stein Avenue, Lowton, WA3 2LQ**

**£179,950**

Stone Cross Estate Agents are delighted to be able to bring to the market this three bedroom semi-detached family home which is situated on the popular Braithwaite Estate. Within proximity to all of the amenities that Lowton Village has to offer ie shops, schools, recreational grounds and a selection of public houses/eateries. Also close to excellent transporting links ie bus routes, The East Lancashire Road (A580) and The National Motorway Network. This property comprises of entrance porch, ground floor WC, lounge, fitted kitchen which is open to the conservatory to the ground floor, and to the first floor you will find 3 bedrooms and family bathroom. Externally to the front is a laid to artificial lawn garden and 3 parking bays, and to the rear is an enclosed laid to artificial lawn garden with a paved and decked patio area.

- Semi-Detached Property
- Lounge
- Conservatory
- Three Bedrooms
- Gardens Front & Rear
- Three Parking Bays

**Viewing Highly Recommended**

### **Entrance**

Via a part glazed door to the front elevation into hallway.

### **Hallway**

UPVC double glazed window to the side elevation, door to ground floor WC, wall mounted radiator and laminate flooring.

### **Ground Floor WC**

UPVC double glazed window to the front elevation, WC, vanity sink unit, wall mounted radiator and vinyl flooring.

### **Lounge**

15' 8" x 14' 7" (4.77m x 4.44m) UPVC double glazed window to the front elevation, electric fire with fitted feature surround, stairs to the first floor, spot lights to ceiling, wall mounted radiator and laminate wood flooring.

### **Kitchen**

14' 6" x 8' 3" (4.42m x 2.51m) UPVC double glazed window to the rear elevation, wall, base, drawer units. Single drainer sink unit with swan neck mixer tap. Integrated gas hob, electric oven, extractor hood, space for dishwasher, plumbing for washing machine, space for fridge and breakfast bar. Part tiled walls, spotlights to ceiling and laminate wood flooring.

### **Conservatory**

12' 7" x 9' 9" (3.83m x 2.97m) UPVC double glazed/dwarf wall construction. UPVC double glazed french doors to the rear elevation, ceiling light point, wall mounted radiator and laminate wood flooring with underfloor heating.

### **First Floor**

#### **First Floor Landing**

UPVC double glazed window to the side elevation and access to other rooms.

#### **Bedroom One**

14' 0" x 8' 4" (4.26m x 2.54m) UPVC double glazed window to the front elevation, spotlights to ceiling and wall mounted radiator.

#### **Bedroom Two**

10' 1" x 8' 0" (3.07m x 2.44m) UPVC double glazed window to the rear elevation, fitted wardrobes, ceiling light point and wall mounted radiator.

#### **Bedroom Three**

7' 4" x 5' 11" (2.23m x 1.8m) 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, fitted with a three piece suite comprising of a WC, wall mounted sink unit, bath with shower over, fully tiled walls, wall mounted heated towel rail and laminate wood flooring.

**Outside****Front**

To the front is a laid to artificial lawn paved area and 3 parking bays.

**Rear Garden**

To the rear is an enclosed laid to artificial lawn, paved and decked patio areas and an outdoor plug socket.

**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



19, Stein Avenue, Lowton, WARRINGTON, WA3 2LQ

Dwelling type: Semi-detached house Reference number: 0851-2865-6927-9321-8005  
 Date of assessment: 25 February 2019 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 25 February 2019 Total floor area: 80 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

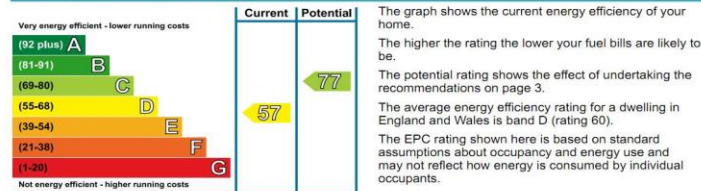
Estimated energy costs of dwelling for 3 years:	£ 2,991
Over 3 years you could save	£ 672

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 198 over 3 years	£ 198 over 3 years	
Heating	£ 2,382 over 3 years	£ 1,908 over 3 years	
Hot Water	£ 411 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 2,991</b>	<b>£ 2,319</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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Party wall insulation	£300 - £600	£ 72
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 144
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 114

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.