



**Ripon Avenue, Lowton, WA3 2JE**

**£189,950**

**Stone Cross Estate Agents are proud to present to you this charming Three Bedroom Semi-Detached Family Home in the sought-after locale of Lowton St Luke's. In need of some refurbishment the home is nestled conveniently near local amenities and strategically positioned for easy access to The East Lancashire Road (A580) and The National Motorway Network, this property seamlessly blends comfort and convenience. The ground floor unveils an inviting entrance hall, spacious lounge/diner, kitchen, and a versatile second reception room. Ascend the stairs to find three bedrooms and a family bathroom. Outside, an enclosed paved driveway leads to a detached garage, complemented by a lush lawn at the front. The rear boasts an enclosed garden featuring another lush lawn area and a delightful patio. Don't miss out on adding your own touch to making this house your ideal home.**

**\*\*Please Contact Us To Arrange A viewing\*\***

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Enclosed Front and Rear Gardens**
- **Detached Garage**
- **NO CHAIN**



### **Entrance Hall**

Via Hardwood door to the to the front elevation and a window to the side, wall mounted radiator, ceiling light point, wall light point and stairs to the first floor.

### **Lounge/Diner**

22' 1" x 11' 4" (6.73m x 3.45m) UPVC double glazed half box bay window to the front elevation, electric fire and mantle, two ceiling light points, two wall light points and two wall mounted radiators.

### **Kitchen**

7' 9" x 8' 4" (2.36m x 2.54m) UPVC double glazed window to the rear elevation, UPVC double glazed frosted window to the side elevation, a variety of wall, base and drawer units, stainless steel sink unit with mixer tap, Hardwood door to the side elevation, space for oven, space for fridge/freezer, plumbing for washing machine, under stairs storage, part tiled walls, ceiling light point and boiler.

### **Reception Room**

9' 0" x 8' 2" (2.75m x 2.48m) UPVC double glazed French doors and windows to the side of the doors to the rear elevation, UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.

### **First Floor**

#### **Landing**

UPVC double glazed frosted window to the side elevation, ceiling light point and loft access.

#### **Bedroom One**

11' 9" x 10' 5" (3.58m x 3.18m) UPVC double glazed half box bay window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

#### **Bedroom Two**

10' 0" x 9' 3" (3.04m x 2.81m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and a storage cupboard.

#### **Bedroom Three**

7' 0" x 6' 4" (2.14m x 1.93m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and a storage cupboard.

#### **Bathroom**

6' 10" x 6' 11" (2.09m x 2.11m) UPVC double glazed frosted window to the front elevation, W/C, wash hand basin, bath with hand held electric shower, ceiling light point, wall mounted radiator, part tiled walls and a storage cupboard.



## **Outside**

### **Front Garden**

*Enclosed, laid to lawn, block paved driveway leading to detached garage, gates to the front, plants/shrubs and a gate with access to the rear.*

### **Detached Garage**

*Detached with up and over door.*

### **Rear Garden**

*Enclosed, laid to lawn, patio and plants/bushes.*

### **Tenure**

*leasehold*

### **Council Tax**

*B*

***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.***



***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.