

FREEHOLD



House - Terraced (EPC Rating: C)

12 KINGS AVENUE LOWTON, WARRINGTON, CHESHIRE, WA3 2BY

Offers Over

£140,000

FEATURES

- Three Bedrooms
- Close to the East Lancs
- FREEHOLD
- TWO RECEPTION ROOMS
- CLOSE TO PENNINGTON PARK & LEIGH SPORTS VILLAGE
- Terraced house in Lowton



FREENEY & OLIVER
ESTATES

3 Bedroom House - Terraced located in WARRINGTON

Nestled in the charming area of Lowton, Warrington, this delightful terraced house presents an excellent opportunity for families and first-time buyers alike.

The property comprises of Entrance hallway, Reception room, Second reception room, modern fitted kitchen. To the first floor there are THREE good size bedrooms and a family bathroom with a separate WC. Externall there is a front garden and a large garden to the rear.

Lowton is a lovely community with a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it simple to access nearby towns and cities, which is ideal for commuters.

Important note to purchasers:

Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a

Call us on

info@freeneyandoliverestates.co.uk

Council Tax Band

A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.