



Oliver James
ESTATE AGENT

The **Negotiator**
Awards 2024

REGIONAL AGENCY
OF THE YEAR
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SILVER

SCAN ME

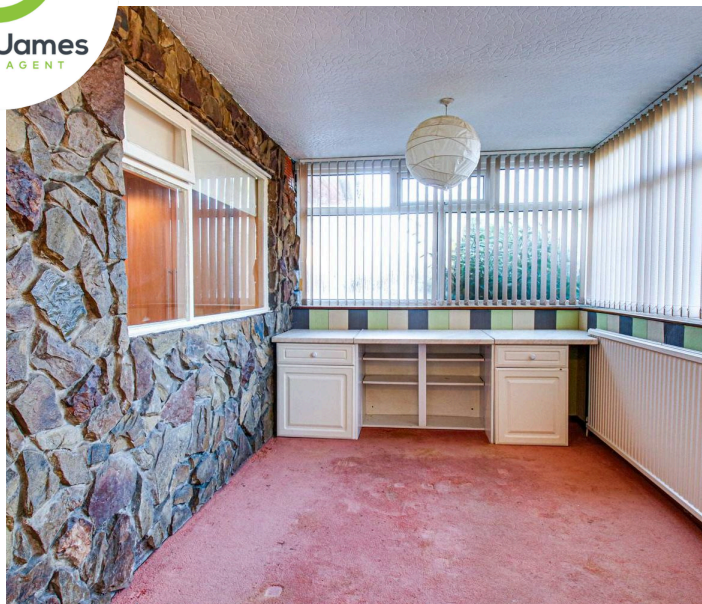


BOOK A VIEWING

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Rowan Avenue, Lowton

In Excess of £250,000



36 Rowan Avenue

Lowton, Warrington

Spacious 3-bed bungalow in peaceful area with large plot, versatile layout, garage, and ample outdoor space. Offers endless modernisation potential.

Council Tax band: D

Tenure: Leasehold

- Detached Bungalow
- Large Extension to rear
- Large Plot with Front, Side and Rear Garden Areas
- Garage
- No Chain
- In Need of Modernisation
- Spacious Driveway





Hallway

4' 7" x 6' 11" (1.40m x 2.10m)

Front facing upvc door, cupboard housing boiler and radiator.

Lounge

17' 5" x 11' 6" (5.30m x 3.50m)

Front facing upvc bay/bow windw, electric fireplace and radiator.

Kitchen

19' 4" x 9' 2" (5.90m x 2.80m)

Side and rear facing upvc windows, upvc door, fitted range of base and wall units. Open plan to dining room. Kitchen 2.8m x 2.8m Extended Kitchen 2.8m x 5.9m

Dining/Kitchen Room

9' 2" x 19' 0" (2.80m x 5.80m)

Rear and side facing upvc windows and radiator. Dining Room itself measures 3.0m x 2.8m

Bedroom One

13' 5" x 10' 6" (4.10m x 3.20m)

Rear facing upvc window, laminate flooring and radiator.

Bedroom Two

9' 2" x 9' 2" (2.80m x 2.80m)

Side facing upvc window, laminate flooring and radiator.

Bedroom/Office Room

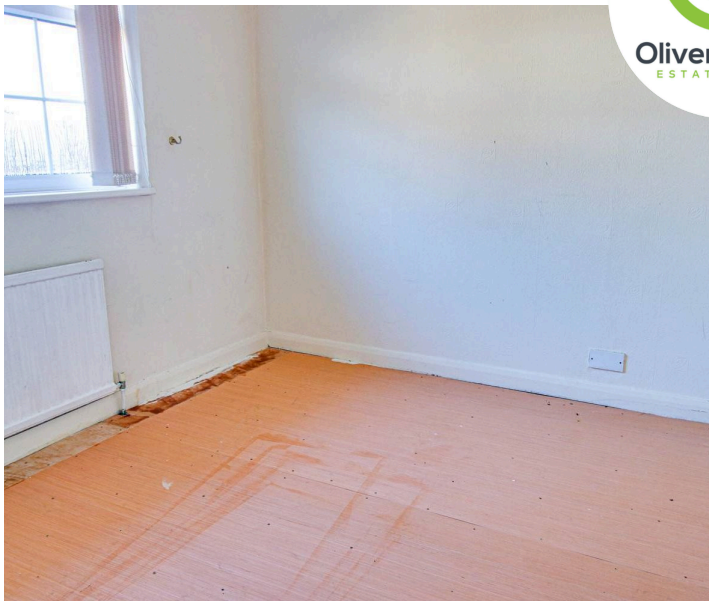
9' 6" x 9' 6" (2.90m x 2.90m)

Rear facing upvc window, laminate flooring, fitted wardrobes and radiator.

Bathroom

6' 3" x 5' 11" (1.90m x 1.80m)

Side facing upvc window, cubicle shower, vanity sink unit, WC, heated towel rail, tiled walls and flooring.



GARDEN

Rear, Side and front wrap around garden areas

GARAGE

Single Garage

Garage measures 5.6m x 2.7m

DRIVEWAY

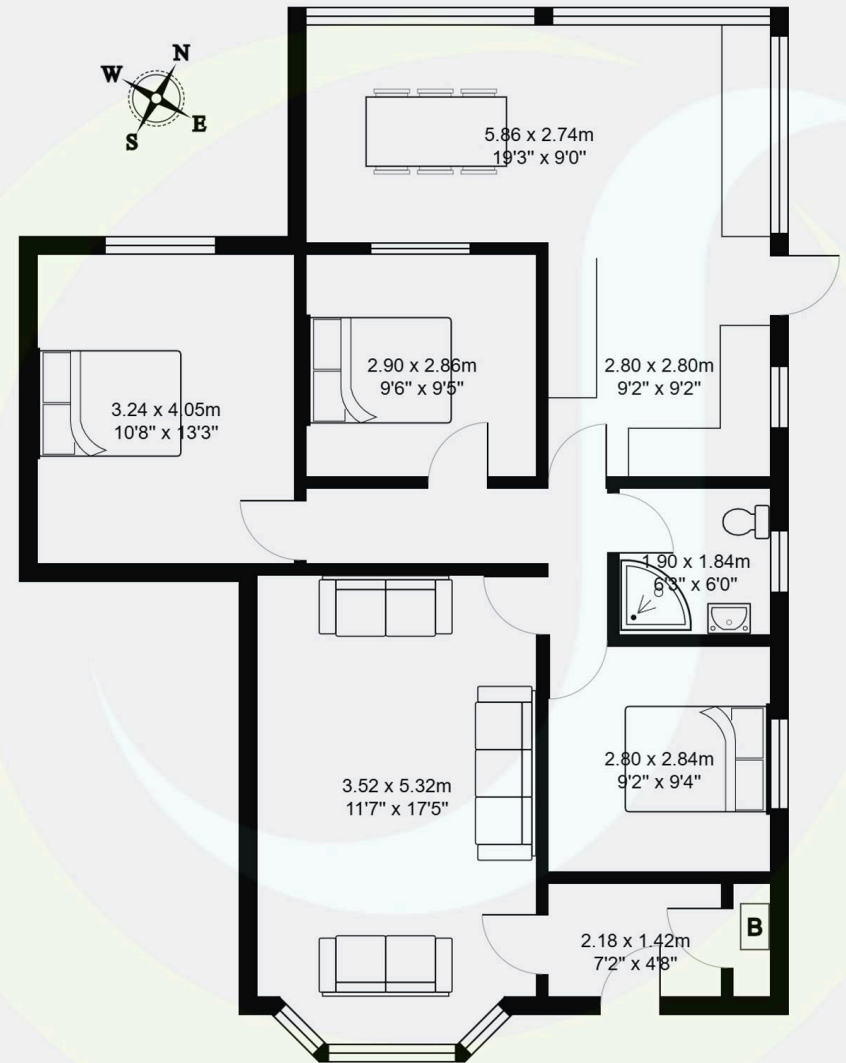
3 Parking Spaces





Total Area: 89.9 m² ... 968 ft²

All measurements are approximate and for display purposes only



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