



### 3 bed semi-detached house to buy in WA3

Kings Avenue, Lowton, Warrington, Greater Manchester, WA3 2BY

**£200,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

Off Street parking

### Property features

- ✓ Substantial Plot
- ✓ End Of Terrace
- ✓ Three Bedrooms
- ✓ Immediate 'exchange of contracts' available
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £230000

Discover this well-located three-bedroom end-terraced property, occupying a substantial plot and offering excellent connectivity for daily life.

Immediate 'exchange of contracts' available, this transparent process provides speed, security, and certainty for all parties.

Upon entering, an inviting Entrance Hallway leads to the heart of the home. The expansive Lounge/Diner (6.5m x 3.4m) provides a bright and versatile space for relaxation and entertaining, perfect for family gatherings. The well-proportioned Kitchen (3.02m x 2.87m) offers functional space for culinary pursuits. A convenient ground floor W/C completes the downstairs accommodation.

Ascend to the upstairs where three comfortable bedrooms await. Bedroom One (3.5m x 3.5m) and Bedroom Two (3.5m x 2.8m) are both generously sized, while Bedroom Three (2.8m x 2m) offers a versatile space, ideal as a bedroom, home office, or hobby room. A family Bathroom and an additional separate W/C serve the upstairs.

Externally, the property benefits from a driveway providing off-road parking and a private garden, offering valuable outdoor space for enjoyment. The property is well-connected, with ease of access to the East Lancashire Road (A580) and the National Motorway Network, making commuting straightforward. Local amenities, including shops, schools, and main bus routes, are all within easy reach, enhancing the convenience of this location.

This property presents a fantastic opportunity to create a wonderful home in a sought-after area. Contact us today to arrange a viewing and explore its full potential.

Entrance Hallway

Kitchen

3.02m x 2.87m (9'10" x 9'4")

Lounge/Diner

6.5m x 3.4m (21'3" x 11'1")

W/C

Upstairs

Bedroom One

3.5m x 3.5m (11'5" x 11'5")

Bedroom Two

3.5m x 2.8m (11'5" x 9'2")

Bedroom Three

2.8m x 2m (9'2" x 6'6")

Bathroom

W/C

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £200,000

Property Type: Semi-detached house

Parking: Off Street

Year built: 1919

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	53	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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