



Church Lane, Lowton, WA3 2RZ

**Offers in Excess of
£299,950**

Stone Cross Estate Agents are delighted to bring to the market this three bedroom semi detached cottage with a spacious long driveway and stunning front garden located on one of Lowton's sought after lanes. The property is located close to the A580 East Lancashire Road and local amenities i.e. shops, restaurants and public houses. Comprising of entrance porch, cosy lounge, reception room, kitchen/diner to the ground floor, and to the first floor you'll find three bedrooms, landing with space for a study area and bathroom. Long driveway leading to a garage perfect for off road parking and front and rear gardens with patio and decking area.

Contact us now to arrange a viewing!!

- **Semi Detached Cottage**
- **Three Bedrooms**
- **Long Driveway**
- **Front and Rear Gardens**
- **Garage**
- **Sought After Location**

Entrance Porch

UPVC Double Glazed Front Door to the Side Elevation, wall mounted radiator, ceiling light point, karndeian flooring.

Lounge

13' 3" x 16' 3" (4.04m x 4.95m) UPVC Double Glazed Window to the Front Elevation, ceiling light point, wall mounted radiator, 4 x wall light points, karndeian flooring, feature fire place with mantle.

Kitchen/Diner

9' 9" x 11' 8" (2.98m x 3.56m) UPVC Double Glazed Window to the Rear Elevation, side door, tiled flooring, spot lights and two ceiling light point, two wall mounted radiator, integrated fridge freezer, electric oven, gas hob and extractor fan and UPVC Double Glazed French Doors to the Rear Elevation.

Reception Room

UPVC Double Glazed Window to the Front Elevation, wall mounted radiator, Karndeian flooring, ceiling light point and two wall lights.

Utility Room

UPVC double glazed unit to rear, shelving, work tops, tiled flooring, ceiling light point, wall mounted radiator, plumbing for automatic washing machine, plumbing for dishwasher and space for dryer.

Landing

Velux window, UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator, three ceiling light points, could also be used as study space and loft access.

Bedroom One

13' 8" x 12' 10" (4.16m x 3.91m) UPVC Double Glazed Window to the Front Elevation, ceiling light point and wall mounted radiator.

Bedroom Two

9' 7" x 12' 11" (2.92m x 3.94m) UPVC Double Glazed Window to the Front Elevation, ceiling light point, wall mounted radiator, fitted wardrobes and dressing table.

Bedroom Three

9' 10" x 8' 10" (3.00m x 2.69m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator and ceiling light point.

Bathroom

7' 7" x 8' 4" (2.31m x 2.55m) Velux window, free standing bath with overhead shower, wash hand basin, WC, three spotlights and tiled walls.



Outside

Garage

Up and over garage door, power and lighting.

Front Garden

Driveway, laid to lawn, patio area, established shrubs.

Rear Garden

Enclosed, decking area, patio area, plants and shrubs.

Tenure

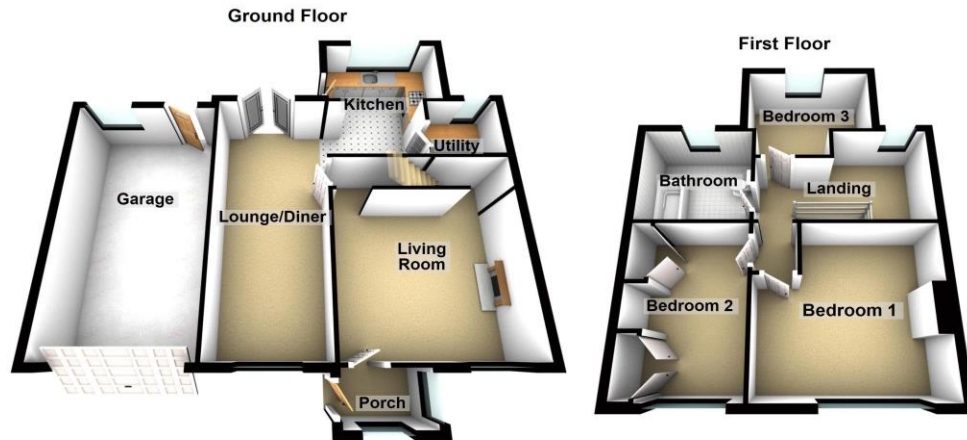
Freehold

Council Tax Band

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.





This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy performance certificate (EPC)

199, Church Lane Lowton WARRINGTON WA3 2RZ	Energy rating D	Valid until: 10 April 2029 Certificate number: 9108-2011-7244-6831-9920
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Property type	Semi-detached house
Total floor area	102 square metres

Rules on letting this property

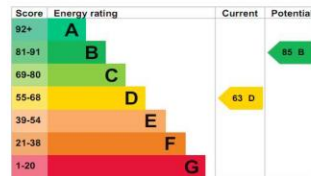
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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.