



## **Spawell Close, Lowton, WA3 2TF**

**Offers in Excess of  
£149,950**

***Stone Cross Estate Agents are bringing to the market this charming Two Bedroom Mews Property. Discover charm and comfort at Stone Cross Estate Agents' latest offering – a delightful Two Bedroom Mews Property nestled in the heart of Lowton St Luke's. This home, conveniently located near local amenities and primary/secondary schools, features a cozy lounge with an open-plan staircase and a well-appointed kitchen with a breakfast area on the ground floor. Upstairs, two bedrooms and a three-piece suite bathroom await. Step outside to enjoy a laid-to-lawn garden in the front and an enclosed garden with a decked area at the rear. Your ideal home awaits! \*\*Please Contact Us To Arrange A Viewing\*\****

- **Two Bedrooms**
- **Mid Mews**
- **Front and Rear Gardens**
- **Ideal for First Time Buyers or Investors**
- **Enclosed Rear Garden**
- **Not Overlooked at the Rear**

### **Entrance**

*Via a UPVC double glazed door into lounge.*

### **Lounge**

*15' 10" x 12' 3" (4.82m x 3.73m) UPVC double glazed window to the front front elevation, wall mounted radiator, laminate wood flooring, ceiling light point, two wall light points and open plan staircase leading to first floor.*

### **Kitchen/Breakfast Room**

*18' 10" x 12' 3" (5.74m x 3.73m) Two UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, wall mounted radiator, ceiling light point, part tiled walls, laminate wood flooring, plumbing for a washing machine, selection of wall base and drawer units incorporating hob, double oven and extractor fan.*

### **First Floor**

### **Landing**

### **Bedroom One**

*12' 4" x 8' 9" (3.76m x 2.66m) UPVC double glazed window to the front elevation, wall mounted radiator and laminate wood floor.*

### **Bedroom Two**

*12' 3" x 7' 4" (3.73m x 2.23m) UPVC double glazed window to the front elevation and wall mounted radiator.*

### **Bathroom**

*Wall mounted radiator, three piece suite with overhead shower and storage cupboard.*

### **Outside**

### **Front Garden**

*Laid to lawn garden to the front.*

### **Rear Garden**

*Enclosed laid to lawn garden with decked area.*

### **Tenure**

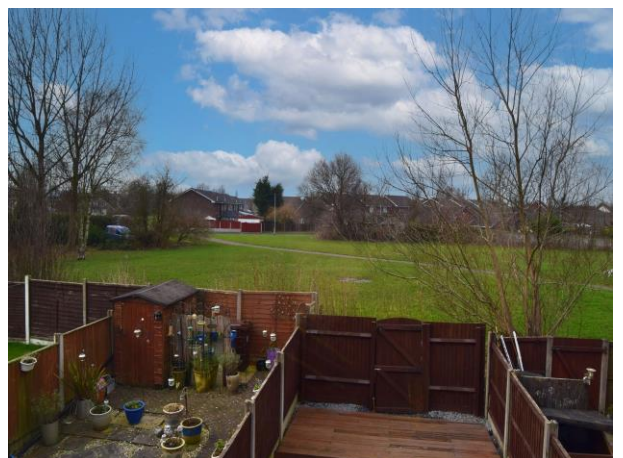
*Leasehold*

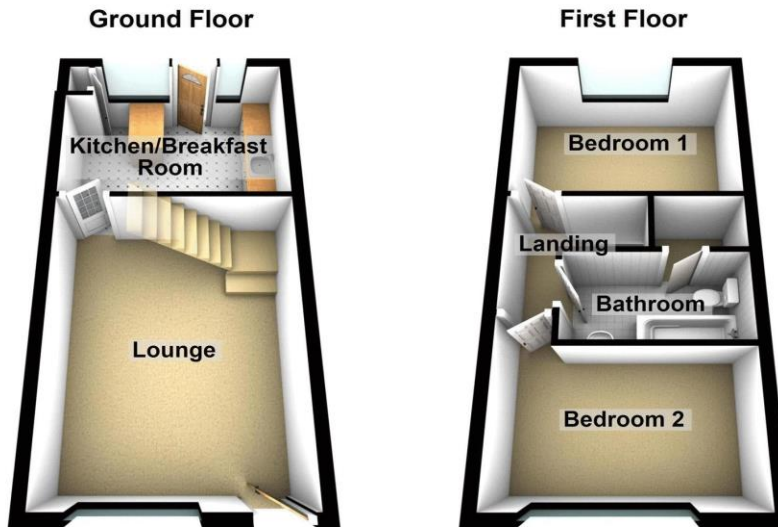
### **Council Tax**

*A*



***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)		
35, Spawell Close Lowton WARRINGTON WA3 2TF	Energy rating <b>C</b>	Valid until: 22 August 2026 Certificate number: 2178-9031-7278-4266-8980
Property type	Mid-terrace house	
Total floor area	57 square metres	

#### Rules on letting this property

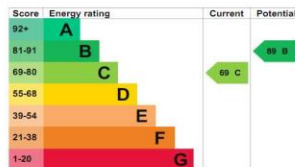
Properties can be let if they have an energy rating from A to E.

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 energy rating is C. 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.