



**Mullein Close, Lowton, WA3 2GL**

**Offers in Excess of  
£214,950**

*Discover the epitome of modern living with Stone Cross Estate Agents. Presenting a captivating Two Bedroom Semi-Detached property nestled within the coveted Lowton St Luke's community. Boasting convenience with proximity to local amenities and easy access to major roadways including The East Lancashire Road (A580) and The National Motorway Network. This exquisite residence features an inviting entrance, a cozy lounge with staircase leading to the first floor, a well-appointed kitchen, and a charming conservatory on the ground level. Ascend to find two bedrooms and a pristine bathroom awaiting above. Outside, a paved driveway offers convenient parking, while the rear retreats to an oasis of artificial grass, patio, and decking areas, perfect for hosting gatherings. Immerse yourself in refined living in this impeccable property. **\*\*Please Contact Us To Arrange A Viewing\*\****

- **Two Bedrooms**
- **Semi-Detached**
- **Driveway**
- **GCH & DG**
- **Conservatory**
- **Enclosed Rear Garden**

### **Entrance**

Via UPVC double glazed door leading into Porch, laminate flooring and a wall mounted radiator.

### **Lounge**

12' 0" x 15' 1" (3.66m x 4.59m) UPVC double glazed window to the front elevation, laminate wood floor, ceiling light point, wall mounted radiator, stairs to first floor and door to kitchen.

### **Kitchen**

12' 0" x 7' 11" (3.66m x 2.413m) UPVC double glazed window to the rear elevation, glazed door to the rear elevation, laminate wood floor, part tiled, spotlights, wall mounted radiator, integrated fridge/freezer, a selection of wall, base and drawer units incorporating oven, hob, extractor fan, plumbing for automatic washing machine and stainless steel sink unit with swan neck mixer tap.

### **Conservatory**

UPVC double glazed windows to the surround, UPVC double glazed French doors to the side elevation, UPVC double glazed skylight, spotlights, wall mounted radiator and laminate flooring.

### **Landing**

Ceiling light point, loft access and doors to other rooms.

### **Bedroom One**

12' 1" x 8' 2" (3.68m x 2.48m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Two**

12' 0" x 6' 7" (3.66m x 2.00m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bathroom**

UPVC double glazed frosted window to the side elevation, spotlights, part paneled walls, three piece suite with a double shower with waterfall showerhead, W/C, vanity sink unit and a storage cupboard.

### **Outside**

#### **Front**

Block paved driveway providing off road parking.

#### **Rear**

Enclosed, artificial grass, paved patio and decking areas.

### **Council Tax Band**

B



**Tenure**

Leasehold: £50.00 per annum

**Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agent's, this is the responsibility of the buyer.**

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Fiber cable

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No



## Energy performance certificate (EPC)

9, Mullin Close  
Lowton  
WARRINGTON  
WA3 2GL

Energy rating  
**D**

Valid until: 22 March 2028

Certificate number: 2528-5042-7227-5478-0950

Property type: Semi-detached house  
Total floor area: 54 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 D. It has the potential to be B.

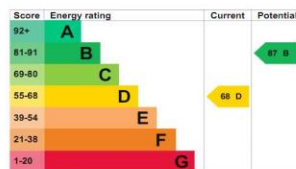
[See how to improve this property's energy efficiency.](#)

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.