



**Chandler Way, Lowton, WA3 2LR**

**Offers in Excess of  
£209,950**

***Discover your perfect retreat at Stone Cross Estate Agents with this charming Two Bedroom Semi-Detached Home nestled in the heart of Lowton. Enjoy seamless access to local amenities and transport links, while relishing in the tranquility of your surroundings. Featuring an entrance vestibule, spacious living room, kitchen/diner with French doors opening out to the rear garden, two generously sized bedrooms, and a family bathroom, this property provides ample space for relaxation. Outside, a beautifully landscaped artificial garden and driveway welcome you, while the enclosed artificial lawn garden with paved areas at the rear beckons for outdoor enjoyment. \*\*Please Contact Us To Arrange A Viewing\*\****

- **Two Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Front and Rear Gardens**
- **Enclosed Rear Garden**
- **GCH**

### **Entrance Vestibule**

Via UPVC double glazed frosted door to the front elevation and UPVC double glazed frosted window to the side elevation.

### **Lounge**

13' 3" x 13' 9" (4.04m x 4.19m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, fireplace with mantle, under stairs storage and stairs to the first floor.

### **Kitchen**

13' 9" x 8' 2" (4.19m x 2.49m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, a variety of wall, base and drawer units, two ceiling light points, sink unit with swan neck tap, oven, hob, extractor, integrated fridge/freezer, part tiled walls.

### **First Floor**

#### **Landing**

#### **Bedroom One**

11' 6" x 10' 5" (3.50m x 3.17m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Two**

8' 0" x 10' 0" (2.44m x 3.05m) UPVC double glaze window to the front elevation, ceiling light point and wall mounted radiator.

#### **Bathroom**

6' 9" x 5' 7" (2.06m x 1.70m) UPVC double glazed frosted window to the rear elevation, three piece suite comprising of a vanity sink unit, W/C, a bath with an overhead shower, tiled walls, ceiling light point and a hand towel radiator.

#### **Outside**

##### **Front Garden**

Block paved driveway, artificial lawn area, stone area with plants and trees and gate access to the rear.

##### **Rear Garden**

Enclosed, artificial lawn area, block paved area, borders with plants and shrubs and gate access to the front.

##### **Tenure**

Leasehold





**Council Tax  
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.***



## Energy performance certificate (EPC)

25 Chandler Way  
Lowton  
WARRINGTON  
WA3 2LR

Energy rating  
**C**

Valid until: **8 February 2034**

Certificate number: 0380-2341-9320-2704-8441

Property type: Semi-detached house  
Total floor area: 58 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.