



**Planewood Gardens, Lowton, WA3 2BS**

**£119,950**

*Discover the epitome of convenient living with Stone Cross Estate Agents' latest offering: a delightful Two Bedroom Top Floor Apartment. Perfectly situated for commuters, this residence boasts seamless access to the A580 East Lancashire Road and nearby motorway networks. With NO CHAIN, seize the opportunity to step into a well-presented, move-in-ready space featuring a hallway, open plan lounge/kitchen/diner, two bedrooms, and a bathroom. Outside, relish in the communal garden and allocated parking within the grounds. Experience the ease of Lowton's amenities and shops just a stone's throw away. **\*\*Please Contact Us To Arrange A Viewing\*\****

- **Two Bedroom**
- **Top Floor Apartment**
- **Communal Parking**
- **Communal Gardens**
- **Juliet Balcony**
- **No Chain**

### **Entrance Hallway**

*Electric heater and storage cupboard.*

### **Lounge**

*20' 4" x 9' 6" (6.2m x 2.9m) Juliet Balcony with UPVC double glazed double doors, ceiling light point and electric heater.*

### **Kitchen**

*9' 9" x 6' 3" (2.97m x 1.9m) Ceiling light point, electric wall heater, electric oven, electric hob, 1.5 stainless steel sink unit with mixer tap, part tiled walls, a variety of wall, base and drawer units.*

### **Bedroom One**

*7' 7" x 8' 6" (2.31m x 2.6m) UPVC double glazed window to the front elevation, ceiling light point, electric wall heater and storage cupboard.*

### **Bedroom Two**

*8' 6" x 10' 6" (2.6m x 3.2m) UPVC double glazed window to the front elevation, ceiling light point and electric wall heater.*

### **Bathroom**

*6' 5" x 6' 7" (1.96m x 2m) Three piece suite comprising of a wash hand basin, W/C, bath with overhead shower, part tiled walls, ceiling light point, electric wall heater and extractor fan.*

### **Outside**

*Communal gardens and communal parking to the front.*

### **Tenure**

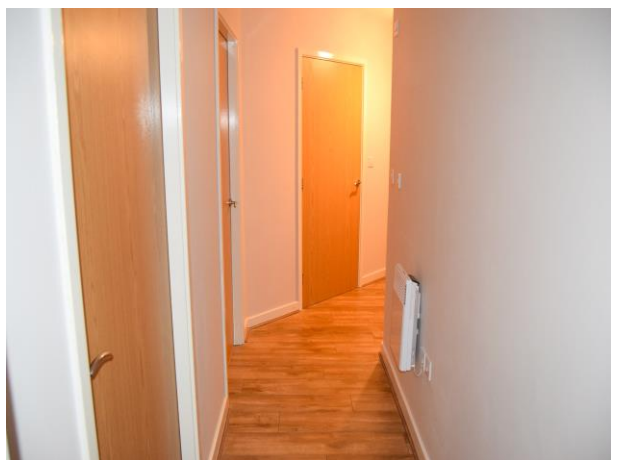
*Leasehold*

### **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)

16 Planewood Gardens Lowton WARRINGTON WA3 2BS	Energy rating <b>B</b>	Valid until: 23 January 2034
	Certificate number: 6134-5129-3300-0544-4222	
Property type	Mid-floor flat	
Total floor area	51 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 B. 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.