



East Lancashire Road, Lowton, WA3 1LE

£129,950

Discover your next investment opportunity or first home at Stone Cross Estate Agents. Presenting a charming Three Bedroom Semi-Detached Property, which is in need of refurbishment is perfect for those seeking a project. Conveniently located within walking distance of local amenities including shops, schools, and eateries. Excellent transport links with nearby bus routes and access to the East Lancashire Road (A580) and motorway network. This home features an inviting entrance hall, lounge, kitchen, and dining room on the ground floor. Upstairs, three bedrooms and a bathroom with separate W/C await. Outside, a patio driveway leads to a detached garage, while the rear boasts an enclosed lawn garden. Don't miss out on this opportunity!Please Contact Us To Arrange A Viewing****

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Front and Rear Gardens**
- **Two Reception Rooms**
- **Not Overlooked at the Rear**

Entrance Hall

Via wooden door to the front elevation, wooden single glazed window to the front elevation, wooden single glazed window to the side elevation, ceiling light point, under stairs storage with meters and stairs to the first floor.

Lounge

13' 5" x 11' 0" (4.09m x 3.36m) (To bay window)
Wooden single glazed bay window to the front elevation, ceiling light point and fire and mantle.

Kitchen

9' 2" x 7' 11" (2.79m x 2.41m) Wooden single glazed frosted window to the side elevation, wooden door to the side elevation, wall, base and draw units, space for fridge/freezer. stainless steel sink unit with two taps and a ceiling light point.

Dining Room

12' 2" x 5' 5" (3.70m x 1.66m) Wooden single glazed box bay window to the rear elevation, fireplace and ceiling light point.

First Floor

Landing

Wooden single glazed frosted window to the side elevation, ceiling light point and loft access.

Bedroom One

12' 2" x 11' 1" (3.71m x 3.39m) Aluminum single glazed window to the rear elevation, storage cupboard and ceiling light point.

Bedroom Two

11' 11" x 11' 0" (3.62m x 3.36m) Wood effect UPVC double glazed box bay window to the front elevation and ceiling light point.

Bedroom Three

8' 3" x 8' 4" (2.52m x 2.55m) Wood effect UPVC double glazed window to the front elevation and a ceiling light point.

Bathroom

6' 0" x 7' 11" (1.82m x 2.42m) Wooden single glazed frosted window to the side elevation, bath with a hand held shower head, wash hand basin, ceiling light point and part tiled walls.

Separate W/C

2' 8" x 4' 4" (0.81m x 1.32m) Wooden single glazed frosted window to the side elevation, W/C, part tiled walls and a ceiling light point.



Outside

Front Garden

Laid to lawn area, patio driveway leading to detached garage and access to the rear.

Garage

Detached, up and over door, door and window to the side elevation.

Rear Garden

Enclosed, laid to lawn with plants/trees and shrubs.

Tenure

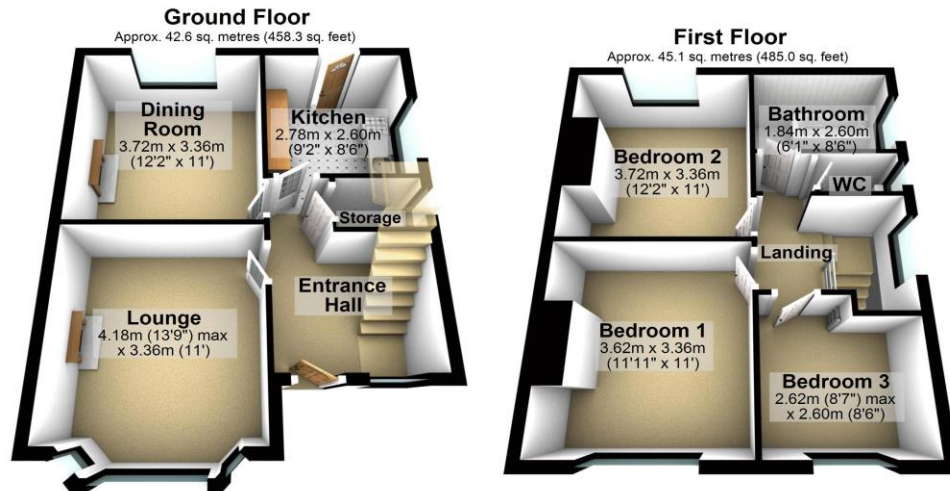
Leasehold: £3.00 per annum

Council Tax

C

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.





Total area: approx. 87.6 sq. metres (943.3 sq. feet)

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

3/14/24, 5:01 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

102 East Lancashire Road Lowton WARRINGTON WA3 1LE	Energy rating F	Valid until: 13 March 2034
		Certificate number: 9749-3035-5207-5554-9200
Property type	Semi-detached house	
Total floor area	90 square metres	

Rules on letting this property

! You may not be able to let this property

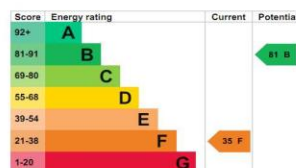
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9749-3035-5207-5554-9200?print=true>

1/4

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.