



Thurlow, Lowton, WA3 2QN

£119,950

Introducing a charming second floor two-bedroom purpose-built apartment tailored for those over 55, with far reaching views. Nestled in a sought-after locale, it boasts spacious living areas, picturesque communal gardens, and exclusive resident parking. With no onward chain, this property offers immediate vacancy. Featuring an inviting entrance hall, bright and airy lounge/diner, well-appointed kitchen, two bedrooms, and bathroom. Enjoy the comfort of electric heating and added security features including a convenient intercom system. Your ideal home awaits. **Please Contact Us To Arrange A Viewing**

- **Over 55's Apartment**
- **Two Bedrooms**
- **Lounge/Diner**
- **Secure Accommodation**
- **Parking & Garden Areas**
- **Communal Area**

Entrance

Via wooden door into hallway.

Hallway

L-Shaped hall with doors accessing other rooms. Two ceiling light points, electric heater and loft access. Storage cupboard and cupboard housing the water tank.

Lounge/Diner

20' 7" x 10' 1" (6.28m x 3.08m) UPVC double glazed windows to the front and side elevations. Two ceiling light points, electric heater and electric fire with mantle.

Kitchen

6' 9" x 7' 2" (2.07m x 2.18m) A range of fitted wall, base and drawer units. Stainless steel sink unit with mixer tap. Single oven and ceramic hob. Space for fridge, plumbing for washing machine, part tiled walls and ceiling light point.

Bedroom One

10' 2" (To Bay) x 10' 5" (3.10m x 3.18m) UPVC double glazed bay window to the front elevation. Integrated wardrobes and dresser. Ceiling light point and electric heater.

Bedroom Two

9' 2" x 7' 0" (2.79m x 2.14m) UPVC double glazed window to the front elevation. Ceiling light point.

Bathroom

6' 10" x 6' 10" (2.08m x 2.09m) Three piece suite comprising of R-Shaped electric shower, W/C and Sink unit. Tiled walls, Ceiling light point and two spot lights and electric heater.

Communal Lounge

For all residents.

Outside

Gardens

There are garden areas to the rear with seating areas.

Parking

Private parking to the side of the property.

Council Tax Band

B

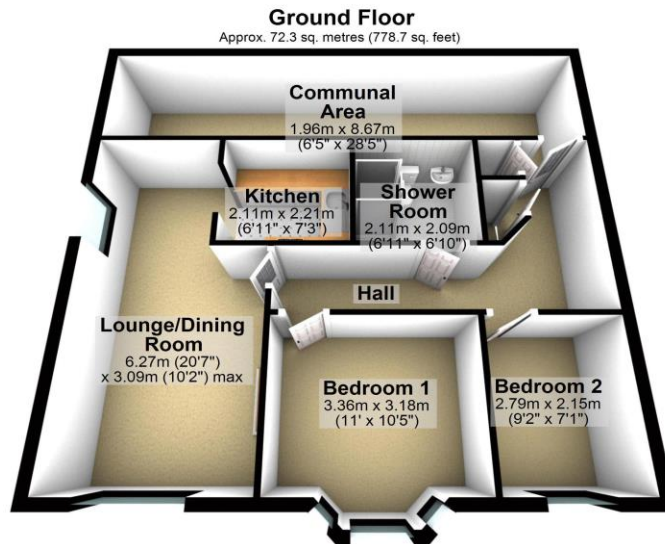
Tenure

Leasehold



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. 72.3 sq. metres (778.7 sq. feet)

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

Energy performance certificate (EPC)

46 Sandringham Court Thurlow Lowton WARRINGTON WA3 2QN	Energy rating	Valid until:	7 April 2034
	C	Certificate number:	3600-7788-0522-4307-3443

Property type	End-terrace 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 C. It has the potential to be A.

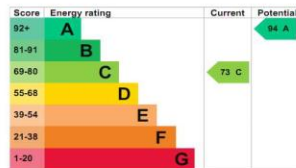
[See how to improve this property's energy efficiency.](#)

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.