



**Slag Lane, Lowton, WA3 2HZ**

**Offers in Excess of  
£279,950**

***Discover your dream home with Stone Cross Estate Agents! Presenting a captivating Three Bedroom Semi-Detached Bungalow nestled in the heart of Lowton Village. Embrace convenience with local amenities just moments away – from shops to restaurants and parks. Seamless access to transport links ensures effortless exploration of the surrounding delights. Step inside to find a welcoming entrance hall, a cozy lounge, and a spacious open kitchen/diner leading to the rear garden through sliding doors. Three bedrooms, including one with an en-suite, along with a family bathroom, grace the first floor. Ascend to the second floor to find a versatile loft room currently serving as a bedroom. Outside, a stone driveway offers ample off-road parking while the rear garden boasts an enclosed sanctuary with a charming summerhouse. \*\*Please Contact Us To Arrange A Viewing\*\****

- **Three Bedrooms**
- **Semi-Detached Bungalow**
- **Driveway**
- **Two Bathrooms**
- **Enclosed Rear Garden**
- **Summerhouse**

### **Entrance Hall**

Via double glazed Wooden door to the front elevation, wall mounted radiator, ceiling light point, laminate flooring and stairs to the first floor.

### **Lounge**

11' 11" x 13' 5" (3.62m x 4.10m) UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point, electric fire and laminate flooring.

### **Kitchen/Diner**

9' 5" x 19' 4" (2.87m x 5.89m) UPVC double glazed French doors to the rear elevation, UPVC double glazed skylight, a variety of wall, base and drawer units, laminate flooring, electric oven, hob, extractor, two ceiling light points, sink unit with mixer tap, two wall mounted radiators, integrated dishwasher and integrated fridge/freezer.

### **Inner Hall**

Laminate flooring, ceiling light point, storage cupboard, boiler and plumbing for washing machine.

### **Bedroom One**

9' 11" x 10' 4" (3.02m x 3.16m) (To wardrobes) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, laminate flooring and integrated wardrobes.

### **En-Suite**

2' 5" x 6' 6" (0.74m x 1.98m) W/C, shower unit with waterfall showerhead, sink unit with swan neck tap, ceiling light point, tiled walls and tiled flooring.

### **Bedroom Two**

12' 0" x 7' 11" (3.66m x 2.41m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

8' 7" x 9' 3" (2.62m x 2.82m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bathroom**

6' 0" x 5' 7" (1.82m x 1.70m) UPVC double glazed frosted window to the rear elevation, W/C, vanity sink unit, bath with overhead shower with waterfall showerhead, laminate flooring, part tiled walls, two ceiling light points and wall mounted radiator.

### **Second Floor**



### **Loft Room**

11' 3" x 17' 6" (3.43m x 5.33m) UPVC double glazed window to the side elevation, laminate flooring, wall mounted radiator, ceiling light point and storage cupboard.

### **Outside**

#### **Front Garden**

Enclosed, access to the rear, part block paved, part stone with trees and plants.

#### **Rear Garden**

Enclosed, Indian stone paving, laid to lawn area, stones, trees, plants and a pond.

#### **Summerhouse**

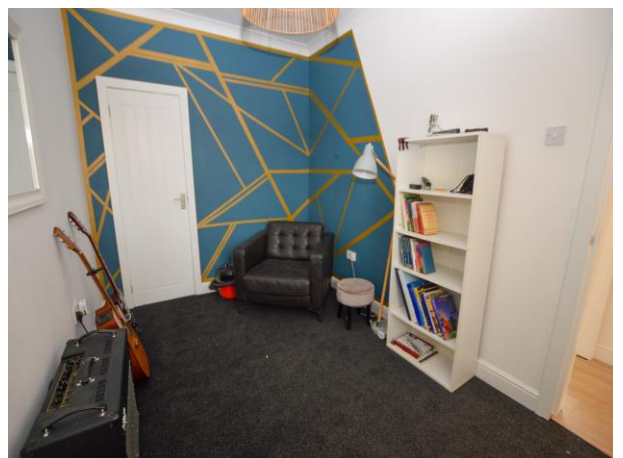
8' 0" x 9' 5" (2.43m x 2.86m) UPVC double glazed French door, two wall light points on the outside, composite decking on rear, shed to the side, electric fire, UPVC double glazed window to the side elevation and two wall light points.

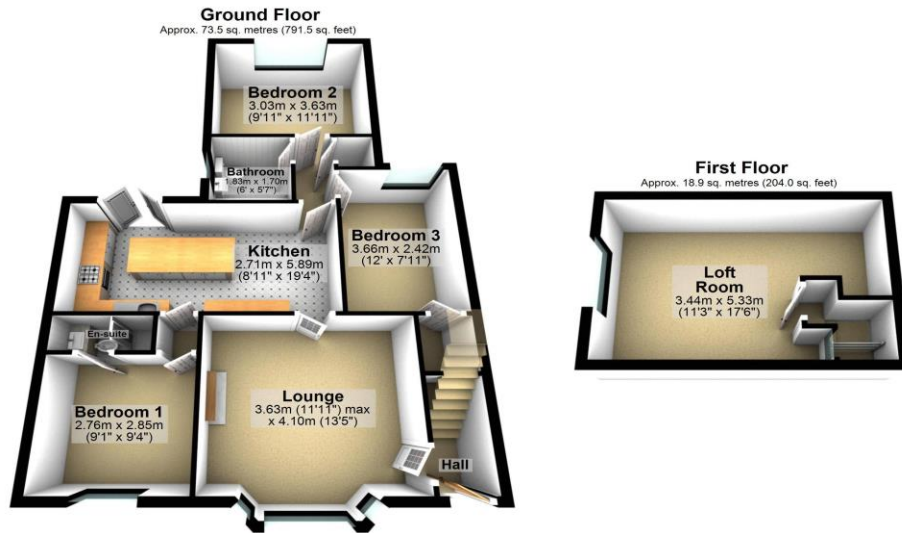
### **Tenure**

### **Council Tax Band**

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.**





Total area: approx. 92.5 sq. metres (995.4 sq. feet)

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

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

### Energy performance certificate (EPC)

403 Slag Lane Lowton WARRINGTON WA3 2HZ	Energy rating	Valid until:	14 April 2034
	<b>D</b>	Certificate number:	8734-5924-3300-0905-6292

Property type	Semi-detached bungalow
Total floor area	97 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 C.

[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.