



Field Meadow Close, Lowton, WA3 2UF

£219,950

Stone Cross Estate Agents proudly present this charming Two Bedroom End Mews Home situated in the village of Lowton, perfect for first-time buyers. The home has great transport links to the East Lancashire Road and motorway links. Boasting an inviting entrance hall, snug lounge, spacious kitchen/diner, and a handy downstairs cloakroom. Upstairs, two bedrooms await alongside a family bathroom. Outside, enjoy off-road parking on the tarmac driveway for one car, and a peaceful enclosed garden at the rear, laid to lush lawn.

****Please Contact Us To Arrange A Viewing****

- **Two Bedrooms**
- **End Mews**
- **Driveway**
- **Two Bathrooms**
- **Enclosed Rear Garden**
- **Ideal For A First Time Buyer**

Entrance Hall

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

Lounge

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, storage cupboard and laminate flooring.

Kitchen/Diner

UPVC double glazed window to the rear elevation, UPVC double glazed French door to the rear elevation, two ceiling light points, wall mounted radiator, plumbing for washing machine, space for fridge/freezer, a variety of wall, base and drawer units, oven, hob, extractor and a stainless steel sink unit with a mixer tap.

Cloakroom

W/C, wash hand basin, wall mounted radiator, ceiling light point, laminate flooring and part tiled walls.

First Floor

Landing

Ceiling light point.

Bedroom One

UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.

Bedroom Two

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and laminate flooring.

Bathroom

UPVC double glazed frosted window to the rear elevation, W/C, wash hand basin, bath with an overhead shower, part tiled walls and a ceiling light point.

Outside

Front

Tarmac driveway with parking space for one car and a paved path to the front door.

Rear Garden

Enclosed and laid to lawn garden.

Tenure

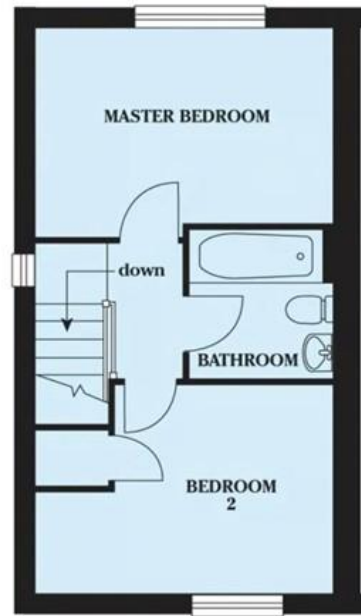
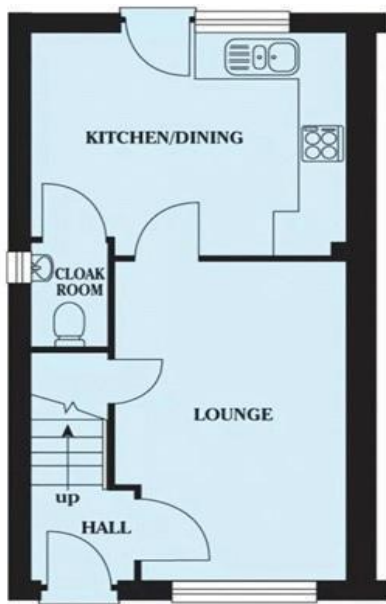
Freehold



**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.





Energy performance certificate (EPC)

17, Field Meadow Close Lowton WARRINGTON WA3 2JF	Energy rating B	Valid until: 2 December 2029
		Certificate number: 8521-7032-6479-9857-9906

Property type	End-terrace 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 B. 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.