



**Durrell Way, Lowton, WA3 2LG**

**Offers in Excess of  
£199,950**

***Discover your ideal home with Stone Cross Estate Agents! Presenting a charming Three Bedroom Semi-Detached Home nestled in the highly sought-after area of Lowton St. Luke's. Perfect for first-time buyers, this residence offers convenient access to local amenities and schools, along with excellent transport links including bus routes, the East Lancashire Road (A580), and the National Motorway Network. Boasting a lounge, kitchen/diner and a cloakroom on the ground floor, while the first floor features three bedrooms and a family bathroom. Outside, a driveway with ample parking and a lush lawn garden await you at the front, while an enclosed garden provides privacy at the rear. \*\*Please Contact Us To Arrange A Viewing\*\****

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Two Bathrooms**
- **Enclosed Rear Garden**
- **Kitchen/Diner**



### **Entrance Hall**

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

### **Lounge**

15' 9" x 14' 5" (4.80m x 4.39m) Two UPVC double glazed windows to the front elevation, ceiling light point, two wall mounted radiators and laminate flooring.

### **Kitchen/Diner**

14' 5" x 8' 3" (4.39m x 2.51m) UPVC double glazed window to the rear elevation, UPVC double glazed French door to the rear elevation, two ceiling light points, wall mounted radiator, laminate flooring, wall, base and drawer units, sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, space for cooker, extractor, boiler and part tiled walls.

### **Cloakroom**

UPVC double glazed frosted window to the front elevation, W/C, vanity sink unit, tiled splash back, ceiling light point and wall mounted radiator.

### **First Floor**

### **Landing**

UPVC double glazed frosted window to the side elevation and ceiling light point.

### **Bedroom One**

14' 0" x 8' 5" (4.26m x 2.56m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Two**

10' 2" x 8' 5" (3.10m x 2.56m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

10' 3" x 5' 8" (3.12m x 1.73m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Family Bathroom**

6' 1" x 5' 10" (1.85m x 1.78m) UPVC double glazed frosted window to the rear elevation, W/C, bath with overhead shower, vanity sink unit, part tiled walls and ceiling light point.



## **Outside**

### **Front**

*Paved driveway which offers ample off road parking also giving access to the rear and a laid to lawn area.*

### **Rear Garden**

*Enclosed, laid to lawn, paved patio area with bushes and shrubs.*

### **Tenure**

### **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.***



## Energy performance certificate (EPC)

34, Durrell Way  
Lowton  
WARRINGTON  
WA3 2LG

Energy rating  
**D**

Valid until: 20 June 2026

Certificate number: 0644-2859-7165-9526-8481

Property type: Semi-detached house  
Total floor area: 68 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 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.