



Sandy Lane, Lowton, WA3 1DS

£129,950

Stone Cross Estate Agents proudly presents this charming Two Bedroom Mid Terraced Home on the outskirts of the semi-rural Pennington Flash area. The property features an entrance leading into the lounge, kitchen, and bathroom on the ground floor, with two double bedrooms on the first floor. Outside, the front boasts an enclosed yard, while the rear offers a split-level, low-maintenance enclosed yard. Ideal for first-time buyers or investors, this home offers great potential and is in need of some modernization and is being sold with NO CHAIN!. **Contact Us To Arrange A Viewing 01942 356266**

- **Two Double Bedrooms**
- **Mid Terraced**
- **Enclosed Front And Rear Yards**
- **Bathroom Located Downstairs**
- **No CHAIN!**
- **Ideal For A First Time Buyer Or Investor**

Entrance

Via UPVC double glazed door to the front elevation

Lounge

13' 0" x 13' 3" (3.96m x 4.04m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a feature fireplace with mantle.

Kitchen

13' 0" x 9' 3" (3.96m x 2.82m) UPVC double glazed window to the rear elevation, a variety of wall, base and drawer units, space for oven, space for fridge/freezer, stainless steel sink unit with mixer tap, ceiling light point, wall mounted radiator, tiled flooring, part tiled walls and stairs to the first floor.

Inner Hall

UPVC double glazed door to the side elevation, tiled flooring, ceiling light point and a storage cupboard.

Family Bathroom

UPVC double glazed frosted window to the side elevation, three piece suite comprising of a W/C, wash hand basin and a bath with an overhead shower, ceiling light point, wall mounted radiator, part tiled walls and laminate flooring.

First Floor

Bedroom One

13' 11" x 0' 0" (4.24m x 0.00m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and wooden flooring.

Bedroom Two

10' 0" x 11' 0" (3.05m x 3.35m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Outside

Front

Enclosed, paved patio yard.

Rear

Enclosed, paved patio split level yard.

Tenure

Leasehold

Council Tax

A



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.

Other Information

Water mains or private? Mains

Parking arrangements? Can park in the rear yard

Coal mining issues in the area? No

Broadband how provided? Not known

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





Sketch by Apex Sketch

Energy performance certificate (EPC)			
91 Sandy Lane Lowton WARRINGTON WA3 1DS	Energy rating	Valid until:	11 March 2032
	D	Certificate number:	9825-3014-3207-4262-3200
Property type	Mid-terrace house		
Total floor area	60 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.