



**Wensley Road, Lowton, Warrington WA3 2PE**

**Offers in Excess of  
£229,950**

**STONE CROSS ESTATE AGENTS** are delighted to present this charming **THREE BEDROOM** semi-detached property in the sought-after area of Lowton. Conveniently located near local amenities such as shops and primary/secondary schools, it offers excellent transport links including bus routes, the East Lancashire Road, and the National Motorway Network. The ground floor features an inviting entrance hallway, a cozy lounge with a log fire, and a spacious kitchen/diner. Upstairs, you'll find a roomy landing, three bedrooms, and a family bathroom. The exterior boasts a front driveway with ample parking, and an enclosed rear garden complete with a lawn, decking area, patio, summerhouse suitable for business use, and two additional sheds. **CONTACT US NOW TO ARRANGE A VIEWING!!**

- **Three Bedroom Semi-Detached**
- **Kitchen/Diner**
- **Driveway offering ample parking**
- **Enclosed rear garden**
- **Summerhouse that can be adapted for Business use**
- **Sought After Location**

### **Entrance**

Via Composite door leading to the hallway.

### **Hallway**

UPVC double glazed frosted window to the side elevation, stairs to the first floor, ceiling light point, laminate flooring and wall mounted radiator.

### **Lounge**

16' 4" x 12' 5" (4.98m x 3.78m) UPVC double glazed box bay window to the front elevation, ceiling light point, wall mounted radiator and feature log burner.

### **Kitchen/Diner**

15' 9" x 8' 2" (4.8m x 2.5m) UPVC double glazed window and UPVC double glazed french door to the rear elevation. A range of fitted wall, base and drawer units, electric oven, induction hob and extractor fan, one and a half stainless steel sink unit with mixer tap, plumbing for washing machine, integrated fridge/freezer, part tiled walls, ceiling light point, wall mounted radiator, under stair storage and laminate flooring.

### **First Floor**

#### **Landing**

UPVC double glazed frosted window to the side elevation, ceiling light point and loft access. The loft is part boarded.

#### **Bedroom One**

12' 0" x 9' 4" (3.66m x 2.84m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobe.

#### **Bedroom Two**

10' 7" x 9' 4" (3.23m x 2.84m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and wardrobes.

#### **Bedroom Three**

9' 0" x 6' 4" (2.74m x 1.93m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

#### **Bathroom**

6' 4" x 5' 9" (1.93m x 1.75m) UPVC double glazed frosted window to the rear elevation, three piece suite comprising of W/C, sink unit and P-shaped bath with over head shower, part-tiled walls, heated towel rail and ceiling light point.





## **Externally**

### **Front**

*Impressed concrete flooring offering ample parking space and access to the rear garden.*

### **Rear Garden**

*Enclosed rear garden, laid to lawn, patio, decking, plants and bushes, one shed and summerhouse.*

### **Summerhouse**

*Single glazed double doors and windows to the front and electric.*

### **Tenure**

*Leasehold.*

### **Council Tax Band**

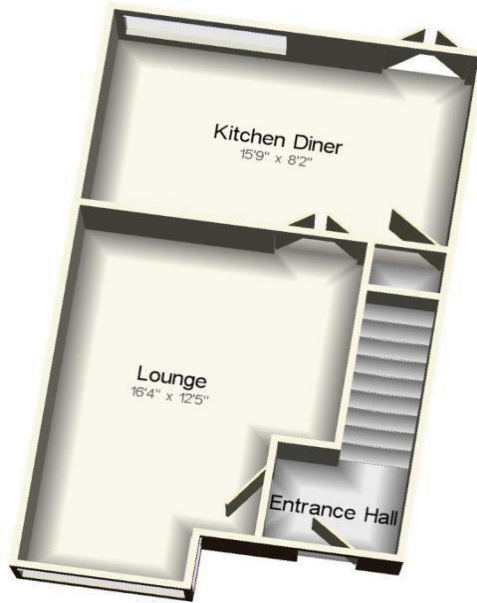
*B.*

***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.***

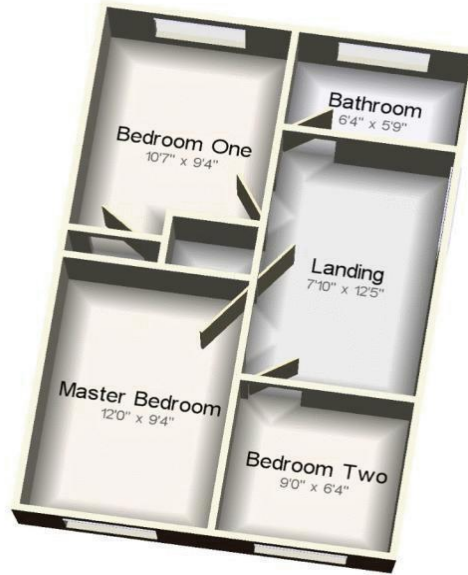
### **Other Information**

*Water mains or private? Mains Parking arrangements? Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? Virgin If there are restrictions on covenants? N/A Is the property of standard construction? Standard Are there any public rights of way? No Safety Issues? No*





Ground Floor



1st Floor

8/17/24, 10:09 AM

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

Energy performance certificate (EPC)			
74, Wensley Road Lowton WARRINGTON WA3 2PE	Energy rating	Valid until:	15 March 2028
	<b>D</b>	Certificate number:	0711-2826-7875-9998-8425
Property type		Semi-detached house	
Total floor area		66 square metres	

#### Rules on letting this property

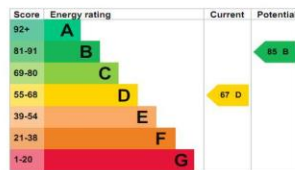
Properties can be let if they have an energy rating from A to E.

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.