



## **Scott Road, Lowton, Warrington WA3 2HQ**

**Offers in Excess of  
£269,950**

**STONE CROSS ESTATE AGENTS** are delighted to bring to market this **TWO-BEDROOM SEMI-DETACHED DORMER BUNGALOW**, located in the sought-after village of Lowton. Within walking distance, you will find a wide array of local amenities, including schools, shops, and public houses/eateries. The property is well-positioned for excellent transport links, including bus routes, the East Lancashire Road, and the National Motorway Network. The ground floor comprises an entrance hallway, kitchen, lounge, dining room (which can be converted back into a bedroom), conservatory, bedroom, bathroom, and inner hallway. The first floor features a master bedroom with an en-suite and dressing area. Externally, the front boasts an enclosed garden with decorative stones, plants, and bushes, alongside a block-paved driveway that offers ample parking leading to a gated carport and attached garage. The rear presents an enclosed lawned garden with a patio area, adorned with mature plants and bushes. This property is offered with **NO CHAIN**. Viewings are highly recommended; don't miss out and call us now on 01942 356266.

- **Semi-Detached Dormer Bungalow**
- **Two Bedrooms**
- **Sought after location**
- **Conservatory leading to the rear enclosed garden**
- **Attached Garage and separate car port**

**NO CHAIN**

### **Entrance Hallway**

Via wood effect UPVC double glazed door to hallway, feature stained glass window to the lounge, two ceiling light points and wall mounted radiator.

### **Kitchen**

11' 10" x 8' 11" (3.60m x 2.72m) wood effect UPVC double glazed windows to the front and side elevation and UPVC wood effect double glazed door to the side elevation. A range of fitted wall, base and drawer units, Space for fridge/freezer, space for oven, extractor fan, one and a half drainer sink unit with mixer tap, tiled walls, ceiling light point and wall mounted radiator.

### **Lounge**

18' 11" x 11' 5" (5.76m x 3.49m) Wood effect UPVC double glazed bay window to the front elevation, gas fire and mantle, two wall light points and wall mounted radiator.

### **Dining/Reception Room**

13' 9" x 9' 2" (4.19m x 2.8m) Potential to be converted back into a bedroom. Wood effect UPVC double glazed window facing into the conservatory, ceiling light point and wall mounted radiator.

### **Conservatory**

9' 0" x 15' 7" (2.75m x 4.75m) Wood effect UPVC double glazed/dwarf wall construction, UPVC double glazed french door to the side elevation, laminate flooring, wall mounted radiator and three wall light points.

### **Bedroom Two**

11' 8" x 8' 10" (3.56m x 2.68m) Wood effect UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bathroom**

8' 6" x 5' 7" (2.59m x 1.69m) Wood effect UPVC double glazed frosted window to the side elevation, three piece suite comprising of W/C, hand wash basin and corner electric shower unit, tiled walls, ceiling light point and wall mounted radiator.

### **Inner Hallway**

Wall mounted radiator, ceiling light point, hard wood door leading to the conservatory, stairs to the first floor and under-stair storage.

### **First Floor Landing**

Wood effect UPVC double glazed window to the rear elevation and ceiling light point.



### **Bedroom One**

13' 1" x 12' 8" (3.99m x 3.86m) Wood effect UPVC double glazed window to the rear elevation, two wall light points and wall mounted radiator.

### **En-suite**

6' 7" x 2' 7" (2.01m x 0.79m) Wood effect UPVC double glazed frosted window to the rear elevation, W/C, vanity sink unit and ceiling light point.

### **Dressing Room**

6' 2" x 14' 4" (1.88m x 4.38m)

### **Outside**

#### **Front**

Enclosed gated stoned garden area with plants, block paved driveway offering ample parking, gated car port, and access to the attached garage.

#### **Rear Garden**

Enclosed laid to lawn garden with patio area, stones, plants and bushes,

#### **Attached Garage**

Up and over door to the front, wooden door and window to the side and wooden window to the rear, power and electric and plumbing for washing machine.

#### **Tenure**

Freehold.

#### **Council Tax Band**

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.**

#### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Plusnet

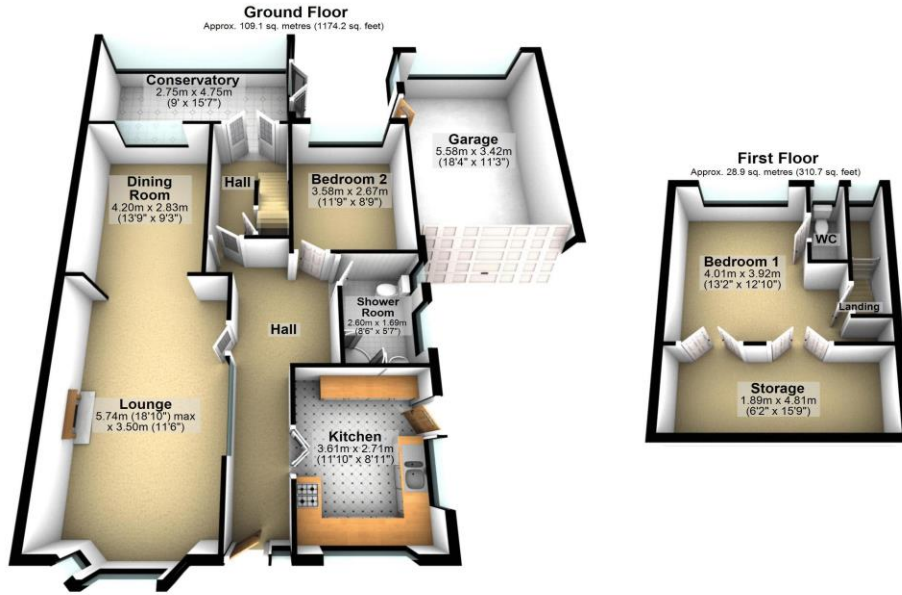
If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





Total area: approx. 137.9 sq. metres (1484.8 sq. feet)

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

8/16/24, 1:18 PM

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

### Energy performance certificate (EPC)

21 Scott Road  
Lowton  
WARRINGTON  
WA3 2HQ

Energy rating  
**C**

Valid until: 3 July 2034

Certificate number: 0844-3039-4203-2274-6200

Property type: Semi-detached bungalow

Total floor area: 109 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 C. 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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0844-3039-4203-2274-6200?print=true>

1/4

**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.