



**6 Bramble Field Close, Lowton, WA3 2UQ**

**Shared Ownership  
£104,500**

**Stone Cross Estate Agents are thrilled to present "The Avon," a beautiful two-bedroom mid-mews home in the sought-after Lowton area, available with 55% shared ownership. Enjoy easy access to the East Lancashire Road and local amenities. The ground floor features an entrance hall, a lounge/diner with French doors leading to a rear garden, a modern kitchen, and a convenient cloakroom. Upstairs, there are two bedrooms and a family bathroom. Outside, the property offers two off-road parking spaces at the front and an enclosed garden at the rear. Don't miss this charming home! **\*\*Please Contact Us To Arrange A Viewing\*\*****

- **Two Bedrooms**
- **55% Shared Ownership**
- **Two Bathrooms**
- **Two Off Road Parking Spaces**
- **Enclosed Rear Garden**
- **Mid Mews**

### **Entrance**

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

### **Lounge/Diner**

12' 9" x 12' 8" (3.88m x 3.86m) UPVC double glazed French doors to the rear elevation, ceiling light point, fire and mantle.

### **Kitchen**

9' 1" x 6' 2" (2.78m x 1.89m) UPVC double glazed window to the front elevation, stainless steel sink unit with a swan neck tap, plumbing for washing machine, oven, hob, extractor, integrated fridge/freezer, ceiling light point and a variety of wall, base and drawer units.

### **Cloakroom**

W/C, wash hand basin with tiled splash back, ceiling light point and wall mounted radiator.

### **First Floor**

### **Landing**

Ceiling light point.

### **Bedroom One**

12' 8" x 11' 0" (3.86m x 3.35m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Two**

12' 8" x 8' 2" (3.86m x 2.49m) UPVC double glaze window to the front elevation, ceiling light point and wall mounted radiator.

### **Bathroom**

6' 7" x 6' 5" (2m x 1.95m) W/C, wash hand basin with a mixer tap, bath with an overhead shower, hand towel radiator and a ceiling light point.

### **Outside**

### **Front**

Two tarmac off road parking spaces.

### **Rear**

Enclosed, laid to lawn and patio areas and gate access to the rear.

### **Other Information**

Water mains or private? Mains

Parking arrangements? Two allocated parking spaces at the front



Flood risk? No  
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

**Council Tax**

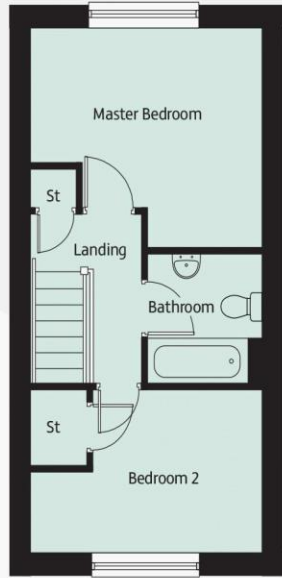
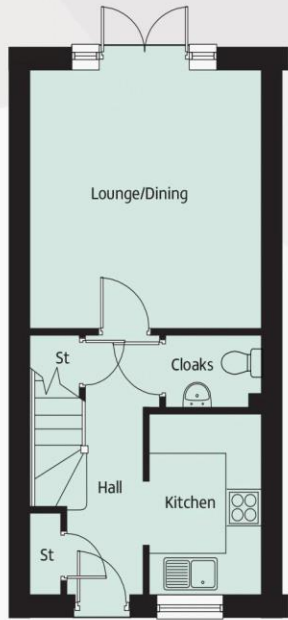
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**Tenure**

Leasehold

**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.**





**680 sqft**

**Ground Floor**

Lounge/Dining	3.88m x 3.86m	12'10" x 12'7"
Kitchen	2.78m x 1.89m	9'1" x 6'2"

**First Floor**

Master Bedroom	3.86m x 3.35m	12'7" x 10'10"
Bedroom 2	3.86m x 2.49m	12'7" x 8'2"
Bathroom	2.00m x 1.95m	6'6" x 6'4"

**Energy performance certificate (EPC)**

6 Bramblefield Close Lowton WARRINGTON WA3 2UQ	Energy rating <b>B</b>	Valid until: 21 May 2033
		Certificate number: 2325-3004-7305-0397-8200

Property type	Mid-terrace house
Total floor area	62 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.