



## **Church Lane, Lowton, WA3 1HA**

**Offers in Excess of  
£299,950**

**Stone Cross Estate Agents are thrilled to present this charming four-bedroom detached bungalow, located on one of Lowton St Mary's most prestigious lanes. Conveniently situated close to local amenities, including shops, schools, and a variety of pubs and eateries, this property also offers easy access to the East Lancashire Road (A580) for excellent commuting options. Being sold with NO CHAIN, this home offers great potential for modern refurbishment. It features an inviting entrance hall, spacious lounge/diner, kitchen, four bedrooms (one with an en-suite), and a family bathroom. Outside, there is ample off-road parking, a shared driveway, a private half garage and a full garage. The rear garden is enclosed with lawn and patio areas. Don't miss out on this fantastic opportunity! \*\*Please Contact Us To Arrange A Viewing 01942**

**356266\*\***

- **Four Bedrooms**
- **Detached True Bungalow**
- **Driveway**
- **Half Garage And Full Garage**
- **No Chain**
- **Two Bathrooms**



### **Entrance Hall**

Via UPVC double glazed frosted door to the front elevation, ceiling light point, wall mounted radiator and loft access.

### **Lounge/Diner**

23' 6" x 19' 6" (7.16m x 5.94m) UPVC double glazed full length window to the front elevation, UPVC double glazed French doors to the rear elevation, three ceiling light points, two wall light points, three wall mounted radiators and a central feature fireplace with chimney.

### **Kitchen**

10' 9" x 7' 4" (3.27m x 2.23m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, space for fridge/freezer, stainless steel sink unit, plumbing for washing machine, space for cooker, ceiling light point, wall mounted radiator and a variety of wall, base and drawer units.

### **Bedroom One**

13' 7" x 10' 4" (4.14m x 3.15m) UPVC double glazed French doors to the rear elevation, ceiling light point, wall mounted radiator, fitted wardrobes and door leading to the en-suite.

### **En-Suite**

Shower cubicle, vanity sink unit, W/C, wall mounted radiator, ceiling light point and part tiled walls.

### **Bedroom Two**

12' 2" x 9' 0" (3.71m x 2.74m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

10' 6" x 8' 6" (3.20m x 2.59m) UPVC double glazed French doors to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Four**

9' 2" x 7' 3" (2.79m x 2.21m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator,

### **Bathroom**

7' 1" x 6' 7" (2.16m x 2.01m) UPVC double glazed frosted window to the rear elevation, three piece suite comprising of a W/C, wash hand basin and a bath with a shower, tiled walls, tiled flooring, ceiling light point and hand towel radiator.

### **Outside**



**Front**

Shared driveway (with one other property), half garage, full garage, laid to lawn garden and gate access to the rear.

**Rear**

Enclosed, laid to lawn and patio areas.

**Tenure**

Leasehold: Absent Landlord

**Council Tax Band**

D

**Other Information**

(All measurements to max)

Water mains or private? Mains

Parking arrangements? Driveway, half garage and full garage

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Non at present

If there are restrictions on covenants? No

Is the property of standard construction? Yes

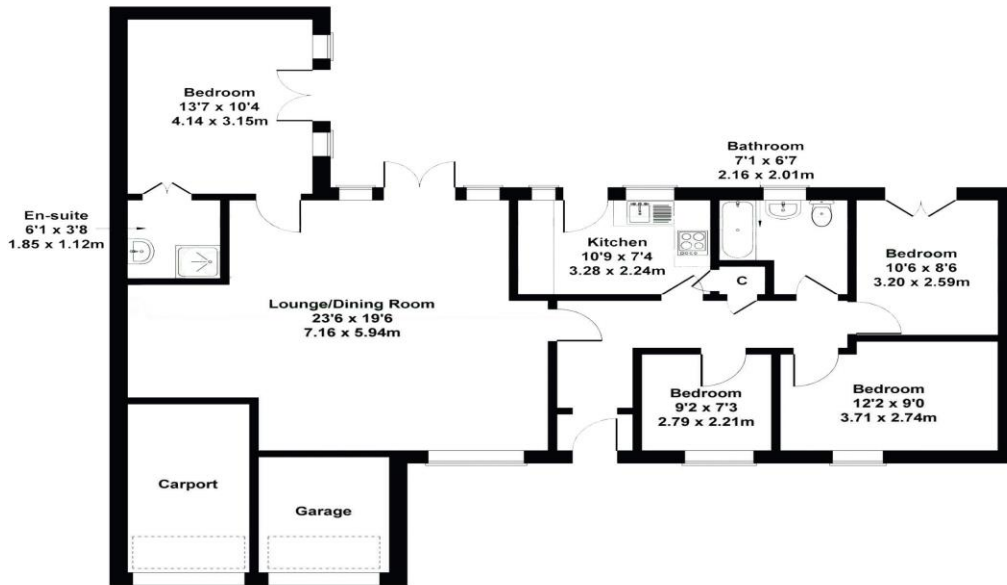
Are there any public rights of way? No

Safety Issues? No

**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.**



Approximate Gross Internal Area  
1064 sq ft - 99 sq m  
(Excluding Garage & Carport)



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

### Energy performance certificate (EPC)

1a Church Lane Lowton WARRINGTON WA3 1HA	Energy rating <b>E</b>	Valid until: 15 August 2034
		Certificate number: 2034-0028-8400-0044-1292
Property type	Detached bungalow	
Total floor area	108 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 E. It has the potential to be C.

[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.