



Southmead, Lowton, WA3 2XE

Shared Ownership £36,400

*Stone Cross Estate Agents are thrilled to present this 2-bedroom ground-floor apartment in the sought-after Lowton Heath Bloor Homes development. Available with 26% shared ownership, it boasts a prime location just off the A580, offering easy access to Manchester and Liverpool. The apartment features a welcoming entrance hall, an open-plan lounge/kitchen, two double bedrooms, and a family bathroom. It also benefits from a private front entrance and a beautiful enclosed rear garden with a lush lawn. **Please contact us to arrange a viewing 01942 356266***

- **Two Bedrooms**
- **Ground Floor Apartment**
- **Enclosed Rear Garden**
- **Open Plan Lounge/ Kitchen**
- **Personal Entrance**

Entrance Hallway

Via a UPVC door, ceiling light point and laminate flooring.

Lounge/Kitchen

21' 9" x 7' 5" (6.63m x 2.26m) Two UPVC double glazed windows, laminate flooring, ceiling light point and a wall mounted radiator. UPVC double glazed window, integrated oven, electric hob and extractor fan, ceiling light point, 1.5 single drainer stainless steel sink with a mixer tap and a wall mounted radiator.

Bedroom One

10' 5" x 13' 3" (3.17m x 4.04m) Two UPVC double glazed windows, ceiling light point, wall mounted radiator, carpeted flooring.

Bedroom Two

6' 8" x 13' 3" (2.02m x 4.04m) UPVC double glazed window, ceiling light point, wall mounted radiator, carpeted flooring.

Bathroom

7' 1" x 5' 10" (2.17m x 1.77m) Part tiled walls, overhead shower, W/C, hand wash basin with mixer tap, ceiling light point.

Outside

Front

Patio leading to front door, established range of shrubs and gate to rear garden.

Rear Garden

Enclosed rear garden, laid to lawn and patio areas.

Tenure

Leasehold:

£240.31- Monthly Rent

£23.29- Service Charge

Council Tax Band

B

Other Information

Water mains or private? Mains

Parking arrangements? Allocated space next to the property

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

If there are restrictions on covenants? No

Is the property of standard construction? Yes

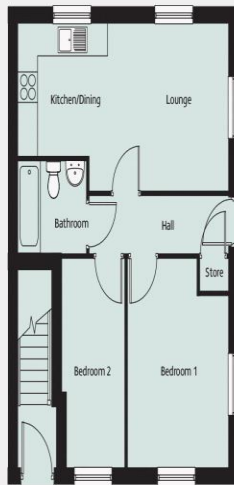
Are there any public rights of way? No

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.





Ground Floor

Lounge/ Kitchen/Dining	6.63m x 3.26m max	21'9" x 10'8" max
Bedroom 1	3.17m x 4.04m max	10'5" x 13'3" max
Bedroom 2	2.02m max x 4.04m	6'7" max x 13'3"
Bathroom	2.17m x 1.77m	7'1" x 5'10"

Energy performance certificate (EPC)

28, Southmead
Lowton
WARRINGTON
WA3 2XE

Energy rating
B

Valid until: 27 January 2029

Certificate number: 2588-1089-7369-6821-4964

Property type

Ground-floor flat

Total floor area

53 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 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.