



Kenyon Lane, Lowton, WA3 1LJ

**Offers in Excess of
£109,950**

Stone Cross Estate Agents are thrilled to present this charming two-bedroom end-terrace home, situated in the desirable town of Lowton. This property welcomes you with an inviting entrance vestibule, leading to a spacious open-plan kitchen and living area on the ground floor. Upstairs, you'll find two generously sized double bedrooms and a three piece suite bathroom with a double shower, completing the first floor. The exterior offers the added convenience of off-road parking. Don't miss out on the opportunity to make this beautiful home yours! **Please Contact Us To Arrange A Viewing**

- ***End-Terraced***
- ***Drive with Off-Road Parking***
- ***Two Double Bedrooms***
- ***Open-Plan Living***
- ***Sought-after location***

Entrance Vestibule

Hard wood door, Two double glazed UPVC windows to the side elevation.

Lounge

12' 10" x 12' 1" (3.91m x 3.68m) Wall mounted radiator, two ceiling light points, wall light point, double glazed UPVC window to front elevation.

Kitchen

12' 2" x 10' 9" (3.71m x 3.27m) UPVC double glazed frosted window, wall mounted radiator, ceiling light point, gas cooker point, sink unit with mixer tap, open plan staircase to the first floor.

First Floor**Landing**

Wall mounted radiator, ceiling light point

Bedroom One

12' 2" x 8' 5" (3.71m x 2.56m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, fitted mirrored wardrobes.

Bedroom Two

9' 7" x 9' 4" (2.92m x 2.84m) UPVC double glazed window to side elevation, wall mounted radiator, ceiling light point, fitted mirrored wardrobes.

Bathroom

Wall mounted radiator, ceiling light point, double shower.

Outside**Front**

Driveway for off road parking

Tenure

Freehold

Council Tax

A

Other Information

Water mains or private: Mains

Parking arrangements: Parking at front of property

Flood Risk: No

Coal mining: No

Broadband : Cable

Restriction or covenants: No

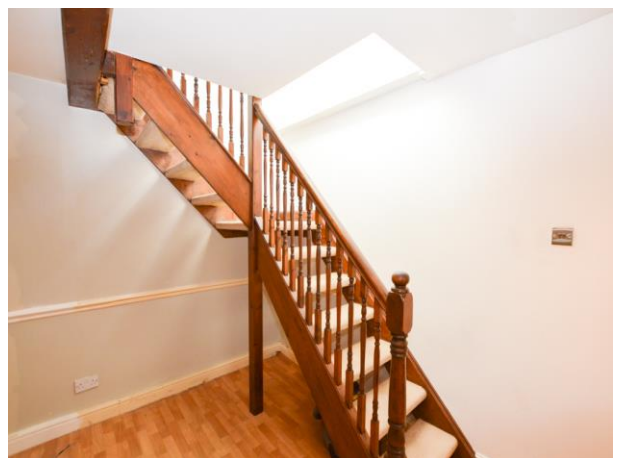
Standard construction: Yes

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.



Energy performance certificate (EPC)

2, Kenyon Lane
Lowton
WARRINGTON
WA3 1LJ

Energy rating
D

Valid until: 7 January 2030

Certificate number: 0738-8088-6239-5400-4200

Property type: End-terrace house

Total floor area: 54 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.

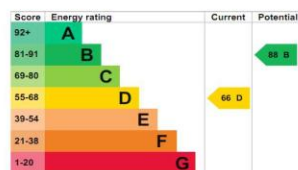
[See how to improve this property's energy efficiency.](#)

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.