



**Little Lowes Meadow, Lowton, WA3 2XB**

**£96,000**

*Stone Cross Estate Agents are thrilled to offer this beautiful three-bedroom mews home in the sought-after Lowton area, available with 40% shared ownership. Located in the prestigious Lowton Heath development, this property offers easy access to Manchester and Liverpool via the A580 and motorways. The ground floor features a welcoming hall, spacious lounge/diner (with access to the considerable amount of under stair storage), kitchen, and cloakroom. Upstairs, you'll find three bedrooms and a family bathroom. With off-road parking at the front and an enclosed garden at the rear, this home combines convenience and comfort. Don't miss out! **\*\*Please Contact Us To Arrange A Viewing Today 01942 356266\*\****

- **Three Bedrooms**
- **Mid Mews**
- **Two Bathrooms**
- **Off Road Parking**
- **Enclosed Rear Garden**

### **Entrance Hall**

Via composite door to the front elevation, ceiling light point, wall mounted radiator. laminate flooring and stairs to the first floor.

### **Lounge/Diner**

15' 9" x 14' 10" (4.8m x 4.51m) UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the rear elevation, ceiling light point, wall mounted radiator, laminate flooring and a fireplace with a mantle.

### **Kitchen**

8' 10" x 10' 2" (2.68m x 3.09m) UPVC double glazed window to the front elevation, ceiling light point, a variety of wall, base and drawer units, laminate flooring, wall mounted radiator, stainless steel sink unit with a mixer tap, plumbing for a washing machine, oven, hob and extractor.

### **Cloakroom**

5' 11" x 3' 1" (1.81m x 0.95m) Ceiling light point, W/C, wash hand basin, tiled splash back and laminate flooring.

### **First Floor**

#### **Landing**

Ceiling light point.

#### **Bedroom One**

8' 8" x 13' 4" (2.64m x 4.07m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Two**

8' 8" x 15' 0" (2.64m x 4.56m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Three**

8' 0" x 10' 11" (2.43m x 3.34m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a storage cupboard.

#### **Family Bathroom**

6' 10" x 10' 2" (2.09m x 3.11m) UPVC double glazed frosted window to the rear elevation, spotlights, W/C, wash hand basin, bath with an overhead shower, part tiled walls, storage cupboard and laminate flooring.

### **Outside**

#### **Front**

Patio path to front door and tarmac off road parking for two space.



**Rear**

Enclosed, patio, artificial lane and stone areas.

**Tenure**

Leasehold: £333.33 additional cost per month which includes rent, ground rent, building insurance and service charge.

**Council Tax Band**

C

**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?

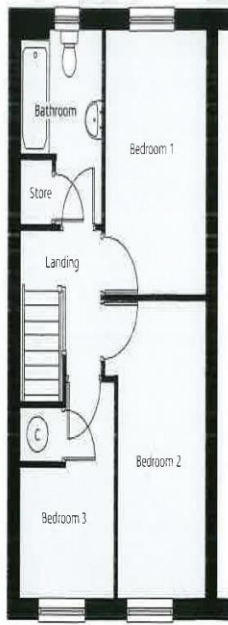
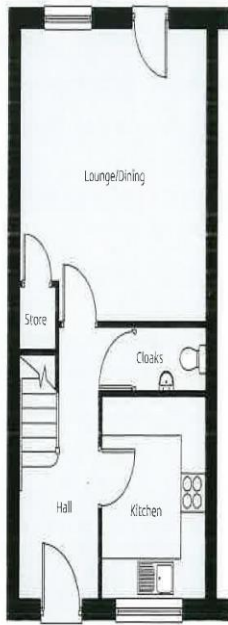
Is the property of standard construction? Yes

Are there any public rights of way? Not Known

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/Dining | 4.8m x 4.51m max | 15'9" x 14'9" max |
| Kitchen       | 2.68m x 3.09m    | 8'9" x 10'2"      |
| Cloaks        | 1.81m x 0.95m    | 5'11" x 3'1"      |

**First Floor**

|           |                   |                    |
|-----------|-------------------|--------------------|
| Bedroom 1 | 2.64m x 4.07m     | 8'8" x 13'4"       |
| Bedroom 2 | 2.64m max x 4.56m | 8'8" max x 14'11"  |
| Bedroom 3 | 2.43m x 3.34m max | 7'11" x 10'11" max |
| Bathroom  | 2.09m x 3.11m max | 6'10" x 10'2" max  |

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

**Energy performance certificate (EPC)**

|  |                          |  |              |             |                     |                          |
|--|--------------------------|--|--------------|-------------|---------------------|--------------------------|
| 44, Little Lowes Meadow<br>Lowton<br>WARRINGTON<br>WA3 2XB | B                        | <table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Valid until:</td> <td style="width: 50%;">29 May 2028</td> </tr> <tr> <td>Certificate number:</td> <td>8238-7335-5320-1860-3976</td> </tr> </table> | Valid until: | 29 May 2028 | Certificate number: | 8238-7335-5320-1860-3976 |
| Valid until:   | 29 May 2028              |  |              |             |                     |                          |
| Certificate number:  | 8238-7335-5320-1860-3976 |  |              |             |                     |                          |
| Property type  |                          | Mid-terrace house  |              |             |                     |                          |
| Total floor area   |                          | 84 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.