



Braithwaite Road, Lowton, Warrington, WA3 £159,950
2HY

Calling all investors! Stone Cross Estate Agents are delighted to bring to market this 3 bed semi detached in need of a full refurbishment. Located in Lowtons popular village, this property is close to all local amenities , schools, shops and all major transport links. To the ground floor we have the hallway, lounge, and kitchen. Making our way upstairs you will find 3 family bedrooms and family bathroom. Externally there's 2 enclosed gardens, a garage and beautiful greenery surrounding.

- **Complete Refurb Needed**
- **Enclosed Gardens**
- **Integral Garage**
- **Freehold!**
- **Three Bed**

Please Call Us Now To Arrange A Viewing!!!!

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Entrance Hallway

Via Hardwood part glazed leaded front door, ceiling light point, gas wall heater.

Lounge

14' 9" x 11' 5" (4.49m x 3.48m) Hardwood double glazed leaded box bay window to the front elevation, wall mounted gas fire and ceiling light point.

Kitchen

14' 6" x 9' 2" (4.42m x 2.79m) Hardwood double glazed leaded window to the rear elevation, hardwood double glazed leaded French doors to the rear elevation. Laminate flooring downstairs storage and fitted kitchen. Space for a washing machine, space for a fridge freezer, electric oven and gas hob with an extractor and a electric heater.

Bedroom One

13' 4" x 8' 4" (4.06m x 2.54m) Hardwood double glazed lead window to the front elevation, ceiling light point.

Bedroom Two

10' 8" x 8' 4" (3.25m x 2.54m) Hardwood double glazed window to the rear elevation and ceiling light point.

Bedroom Three

8' 7" x 5' 10" (2.61m x 1.78m) Hardwood double glazed leaded window to the front elevation.

Bathroom

Hardwood double glazed frosted leaded window to the rear elevation, WC, corner vanity sink unit, electric corner shower, part tiled walls and a ceiling light point.

Garage

Integral up and over door to the rear of the property.

Front

Enclosed, decorative stones, trees and shrubs, laid to lawn, ample greenery.

Rear Garden

Access to the garage, double fenced gates to the rear and paved patio area. Landscaped and lots of shrubs, trees and bushes.

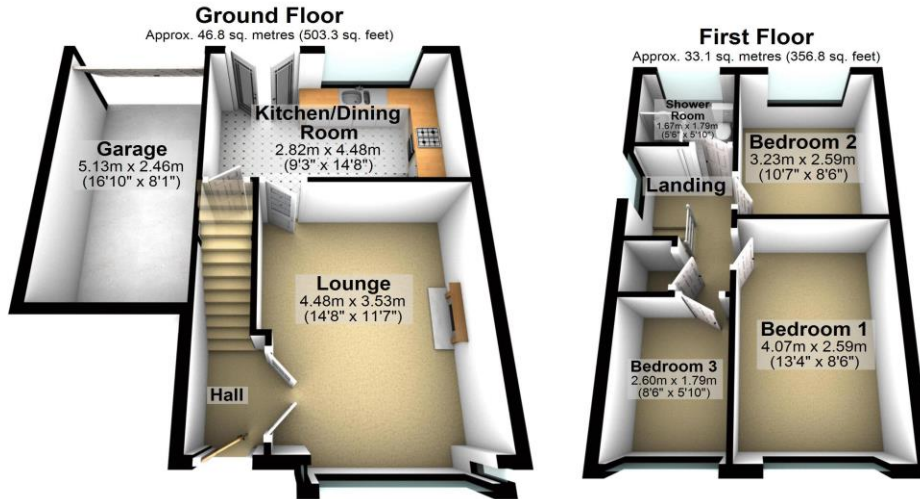


Tenure
Freehold

Council Tax Band
B

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.





Total area: approx. 79.9 sq. metres (860.1 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

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

Energy performance certificate (EPC)

6 Braithwaite Road Lowton WARRINGTON WA3 2HY	Energy rating D	Valid until: 24 May 2033 Certificate number: 7700-0043-0522-1229-3573
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Property type: Semi-detached house

Total floor area: 71 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 current 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		60 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.service.gov.uk/energy-certificate/7700-0043-0522-1229-3573?print=true>

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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.