



Canaan, Lowton, WA3 1EG

£198,500

Stone Cross Estate Agents are delighted to present "The Alnwick by Persimmon Homes," a charming two-bedroom mid-mews residence nestled in a highly desirable area on the border of Lowton and Leigh. This lovely home enjoys a prime location, offering easy access to a wide variety of local amenities, shopping options, reputable schools, and a well-connected primary bus route. The property is just moments away from the scenic Pennington Flash Country Park, providing an ideal setting for nature lovers. Perfectly situated for commuters, the home offers swift access to the East Lancashire Road (A580) and the National Motorway Network. The ground floor welcomes you with an inviting entrance hall, leading to a beautifully designed lounge, a contemporary kitchen/diner, and a convenient W/C. Upstairs, the first floor boasts two generously sized double bedrooms and a well-appointed family bathroom. Outside, the property offers a double driveway, providing ample off-road parking, along with a private rear garden featuring a lush lawn, a patio area, and an additional bin store. This home presents a wonderful opportunity for comfortable living in a highly connected and scenic area. ***CONTACT US NOW TO ARRANGE A VIEWING!!***

- **Two Bedrooms**
- **Double Driveway**
- **Two Bathrooms**
- **Sought After Location**
- **Enclosed Rear Garden**

Entrance Hallway

UPVC double glazed door to the front elevation, wall mounted radiator and a ceiling light point.

W/C

UPVC double glazed frosted window to the front elevation, W/C, sink unit with tiled splash back, wall mounted radiator and a ceiling light point.

Lounge

15' 1" x 9' 2" (4.6m x 2.8m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point..

Kitchen/Diner

12' 9" x 8' 2" (3.88m x 2.49m) UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, 1.5 stainless steel sink unit with a swan tap, wall mounted radiator, ceiling light point, integrated oven, hob and extractor, plumbing for washing machine, space for a fridge freezer and wall base and drawer units.

First Floor**Bedroom 1**

12' 9" x 8' 6" (3.88m x 2.59m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and a storage cupboard.

Bedroom 2

12' 9" x 8' 2" (3.88m x 2.49m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

Bathroom

Part tiled walls, bath with an overhead shower, vanity sink unit, W/C, wall mounted radiator and spotlights.

Outside**Front**

Double Drive.

Rear

Laid to Lawn, patio area and an extra bin store.

Council Tax

B

Tenure

Freehold



Other Information

Water mains or private? Mains

Parking arrangements? Driveway

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? Standard

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.



Energy performance certificate (EPC)		
65, Canaan WARRINGTON WA3 1EG	Energy rating B	Valid until: 7 October 2030
		Certificate number: 9730-4130-9009-0958-0206
Property type	Mid-terrace house	
Total floor area	59 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.

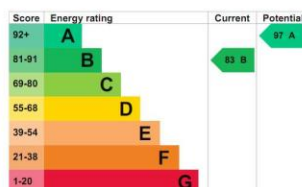
[See how to improve this property's energy efficiency.](#)

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.