



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

***Offers in Excess of  
£259,950***

Stone Cross Estate Agents are delighted to bring this stunning three-bedroom, semi-detached property. Nestled within the popular Bloor Homes Estate. "The Studland" offers a comfortable and convenient lifestyle for you and your family. As you step inside, you'll be greeted by a welcoming hallway leading you to the spacious lounge, the modern kitchen/diner. Ideal space for culinary adventures and entertaining guests. There's a utility cupboard and a convenient W/C on the ground floor, adding practicality to your everyday life. Upstairs, you'll discover three well-appointed bedrooms. The master bedroom boasts the added luxury of an en-suite. Additionally, there is a stylish family bathroom. Outside, you'll find a well-maintained driveway at the front, offering ample parking space for you and your visitors. The rear of the property boasts an enclosed garden. One of the standout features of this property is that it is being marketed with NO CHAIN. This means you can purchase with confidence, knowing all your needs are easily met. The property's proximity to transport links and Lancashire road makes commuting and exploring the wider area a breeze. Don't hesitate to seize this incredible opportunity! Contact Stone Cross Estate Agents now to arrange a viewing and experience the charm and comfort this property has to offer. Act quickly, as properties of this caliber tend to sell quickly.

- Three Bedroom Semi-Detached
- Kitchen/Diner



standout features of this property is that it being marketed with NO CHAIN. This means you can purchase with confidence, knowing all your needs are easily met. The property's proximity to transport links and Lancashire road makes commuting and exploring the wider area a breeze. Don't hesitate to seize this incredible opportunity! Contact Stone Cross Estate Agents now to arrange a viewing and experience the charm and comfort this property has to offer. Act quickly, as properties of this caliber tend to sell quickly.

**Kitchen/Diner**  
 12' 0" x 12' 2" (3.67m x 3.72m) UPVC double glazed french doors with windows either side to the rear elevation. A range of fitted wall, base and drawer units. Oven, hob and extractor fan, 1.5 sink unit with tap, space for fridge/freezer, plumbing for washing machine, wall mounted radiator and spot lights.

**Utility Area**  
 3' 3" x 6' 2" (1.00m x 1.87m) Wall unit that houses the boiler, space for dryer and ceiling light point.

**Cloackroom**  
 Two piece suite comprising of W/C and sink unit, part tiled wall, ceiling light point and wall mounted radiator.

**First Floor**

**Landing**  
 Ceiling light point, loft access and doors leading to the other rooms.

**Bedroom One**  
 11' 3" x 9' 8" (3.43m x 2.95m) UPVC double glazed window to the rear elevation. Ceiling light point, wall mounted radiator and integrated wardrobes.

**En-Suite**  
 UPVC double glazed frosted window to the rear elevation. Three piece suite comprising of W/C, sink unit and shower. Ceiling light point, part tiled walls and wall mounted radiator.

**Bedroom Two**  
 8' 10" x 10' 2" (2.69m x 3.10m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

**Bedroom Three**  
 6' 6" x 11' 9" (1.98m x 3.57m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and storage cupboard.

**Bathroom**

UPVC double glazed frosted window to the side elevation. Three piece suite comprising of bath, w/c and sink unit. Part tiled walls, ceiling light point and wall mounted radiator.

**Outside**

**Front**

Laid to lawn, driveway to the side with access to the rear garden.

**Rear Garden**

Enclosed, laid to lawn and patio area.

**Tenure**

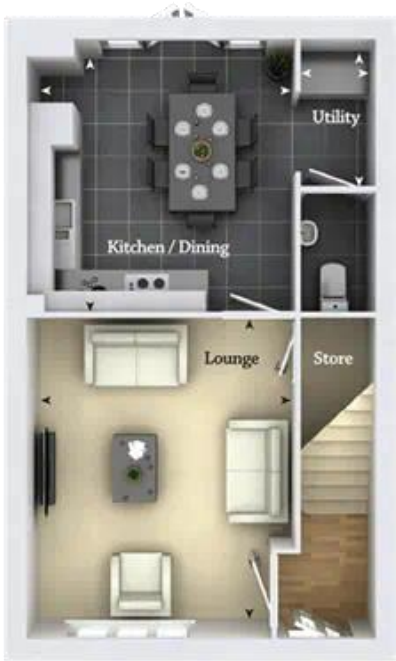
Freehold.

**Council Tax Band**

C.

**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.**





6/20/23, 12:53 PM

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

### Energy performance certificate (EPC)

18, Little Lowes Meadow Lowton WARRINGTON WA3 2XB	Energy rating <span style="font-size: 2em; font-weight: bold;">B</span>	Valid until: <b>13 February 2028</b> Certificate number: 8004-1345-8639-3097-0283
--	--	--

Property type: Detached house

Total floor area: 90 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 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

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/8004-1345-8639-3097-0283?print=true>

1/4

**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.