



## Headland Close, Lowton, WA3 1HH

**Auction Guide Price  
£240,000**

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £240,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties. Stone Cross Estate Agents are delighted to present this charming 2-bedroom detached bungalow, located in a highly sought-after area of Lowton. This well-positioned home is just a short stroll from an array of local amenities, ensuring convenience at your doorstep. For commuters, the property offers excellent connectivity with easy access to The East Lancashire Road (A580) and major motorway networks. The interior of the bungalow boasts a welcoming entrance vestibule leading to an inner hallway. The layout includes two well-proportioned bedrooms, a lounge, a kitchen/diner, and a bathroom. Externally, the property features a driveway to the front and well-maintained gardens. The front garden includes laid to lawn, while the rear garden offers a combination of patio areas and laid to lawn, perfect for relaxation or entertaining.

PATTINSON AUCTION are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. Full clarification is available upon request or by notification within the legal pack. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED. Bids can be made via

- Sought After Area
- Two Bedrooms
- Off Road Parking
- Front and Rear Gardens
- Immediate 'Exchange of Contracts' Available
- Sold Via 'Secure Sale'

### **Entrance Vestibule**

*Hard wood door to the front elevation, Ceiling Light Point and Tiled Flooring.*

### **Hallway**

*Ceiling Light point and a wall mounted radiator.*

### **Lounge**

*17' 7" x 12' 11" (5.36m x 3.93m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.*

### **Kitchen/Diner**

*23' 7" x 10' 11" (7.19m x 3.32m) Two UPVC double glazed window to the rear elevation, UPVC double glazed window to the side elevation, hard wood door to the rear elevation, wall base and drawer units, two ceiling light points and two wall mounted radiators.*

### **Bedroom 1**

*10' 11" x 14' 6" (3.33m x 4.41m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.*

### **Bedroom 2**

*10' 11" x 10' 11" (3.32m x 3.33m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.*

### **Bathroom**

*6' 11" x 7' 9" (2.10m x 2.37m) UPVC double glazed frosted window to the side elevation, ceiling light point, wall mounted radiator, wash hand basin, W/C, part tiled walls, loft access and a bath with an over head shower.*

### **Outside**

#### **Front**

*Driveway, Laid to Lawn and Patio Area.*

#### **Rear**

*Laid to Lawn and Patio Areas.*

### **Other Information**

*Water mains or private?*

*Parking arrangements?*

*Flood risk?*

*Coal mining issues in the area?*

*Broadband how provided?*

*If there are restrictions on covenants?*

*Is the property of standard construction?*

*Are there any public rights of way?*

*Safety Issues?*

### **Tenure**

*Freehold*





***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)			
21 Headland Close Lowton WARRINGTON WA3 1HH	Energy rating <b>D</b>	Valid until:	17 December 2034
		Certificate number:	5034-6122-4409-0848-5296
Property type		Detached bungalow	
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 D. It has the potential to be C.

[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		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**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.