



East Lancashire Road, Lowton, WA3 1LE

**Offers in Excess of
£209,950**

Stone Cross are delighted to be able to bring to the market this 3 BEDROOM SEMI-DETACHED PROPERTY which has been refurbished to a high standard and is in walk in condition. Within walking distance, you will find a wide selection of local amenities, such as shops, schools and pubs/eateries. Well positioned for transport links i.e. bus routes, the East Lancashire Road (A580) and national motorway network. To the ground floor this property comprises of hallway, lounge and open plan kitchen/diner which has french doors opening out in the rear garden and double doors leading into the lounge. To the first floor there are three bedrooms and a family bathroom. Externally to the front there is an enclosed garden with mature bushes and driveway providing off road parking and to the rear is an enclosed laid to lawn garden which is not overlooked with mature borders and a block paved patio area.

*****VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS BEAUTIFUL PROPERTY*****

- **Off Road Parking**
- **Enclosed Rear Garden**
- **Three Bedrooms**
- **Sought After Location**
- **Semi-Detached Property**

Entrance

UPVC double glazed frosted leaded door to the front elevation, UPVC double glazed frosted leaded window to the front elevation into hall.

Hallway

Leading to galley style kitchen, stairs to first floor, ceiling light point, wall mounted radiator and laminate wood flooring.

Lounge

UPVC double glazed bay window, electric fire within feature fire surround, ceiling light point and wall mounted radiator.

Kitchen/Diner

(Kitchen measurements - 3.6m x 1.8 m)UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the side elevation, wall, base units, 1.5 bowl single drainers sink unit with mixer tap, integrated gas hob, electric oven, extractor hood, plumbing for washing machine, space for fridge freezer, ceiling light point and laminate wood flooring. (Dining Room Measurements 3.6 x 3.3) UPVC double glazed french doors to the rear elevation, electric fire within feature fire surround, ceiling light point and feature wall mounted radiator.

First Floor

Landing

Doors leading to bedrooms 1, 2, 3 and family bathroom.

Bedroom One

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

Bedroom Two

UPVC double glazed window to the rear elevation, built-in cupboard, ceiling light point and wall mounted radiator.

Bedroom Three

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

Bathroom

UPVC double glazed frosted window to the rear elevation, 3 piece white suite comprising of bath with overhead mains waterfall shower, pedestal hand basin, WC, fully tiled walls, spotlights to ceiling, wall mounted heated towel rail and laminate wood flooring.



Outside

Front

Enclosed front garden with mature bushes and driveway providing off road parking.

Rear

Enclosed and not overlooked, laid to lawn garden with mature borders and block paved patio area. Shed with electrics.

Council Tax

B

Tenure

Leasehold: £5.00 per annum

Other Information

Water mains or private? Mains Parking arrangements?
Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? TBC If there are restrictions on covenants? No Is the property of standard construction? Yes 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)		
108, East Lancashire Road Lowton WARRINGTON WA3 1LE	Energy rating D	Valid until: 4 June 2028
		Certificate number: 8688-7426-5400-8864-0902
Property type	Semi-detached house	
Total floor area	67 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



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.