



**Fieldacre Close, Lowton, Warrington, WA3
2DW**

£55,000

We are delighted to bring to the market this TWO BEDROOM MID MEWS PROPERTY "THE BELL" which is located on the popular Wainhomes Heathfields Estate which is set in a popular residential area of Lowton, a delightful village lying around two miles from Leigh, seven miles south of Wigan and 11 miles west of Manchester city centre. Situated off the A580 East Lancashire Road, the village has direct access to the cities of Manchester to the east and Liverpool to the west, with the motorway network just a short distance away. The nearest railway station is Newton-le-Willows and Public transport in Lowton is served by buses to Manchester, Wigan Leigh and Newton-le-Willows. 25% SHARED OWNERSHIP. This house is an ideal property for a first time buyer. The ground floor comprises of entrance hallway, lounge, kitchen/diner and cloakroom and to the first floor there are two bedrooms and a family bathroom. Externally to the front there are two parking spaces providing off road parking and to the rear there is an enclosed garden laid to lawn with patio area. ***CONTACT US NOW TO ARRANGE A VIEWING***

- ***Enclosed Rear Garden***
- ***Two Bedrooms***
- ***Allocated Parking***
- ***Downstairs WC***
- ***Mid Mews***

Entrance

Via UPVC Composite door into the hallway.

Hallway

Wall mounted radiator, ceiling light point and stairs to first floor.

Lounge

14' 1" x 9' 3" (4.29m x 2.82m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and storage cupboard.

Kitchen/Diner

12' 8" x 10' 0" (3.85m x 3.06m) UPVC double glazed window to rear elevation, UPVC double glazed door to rear elevation, two ceiling light points, laminate flooring and door to WC. There are a range of wall, base and drawer units, 1.5 bowl stainless steel sink unit with mixer tap, integrated oven, gas hob, extractor hood, plumbing for washing machine and space for fridge/freezer.

Cloakroom

4' 10" x 3' 1" (1.47m x 0.935m) Wall mounted radiator, ceiling light point, WC and sink unit.

First Floor

Landing

Ceiling light point, doors to bedrooms and door to bathroom.

Bedroom One

12' 8" x 9' 2" (3.85m x 2.797m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bedroom Two

12' 8" x 8' 10" (3.85m x 2.684m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point

Bathroom

6' 3" x 6' 1" (1.895m x 1.86m) Wall mounted radiator, ceiling light point, part tiled, laminate flooring, bath with overhead shower, sink unit and WC.

Outside

Front

Two allocated Parking Spaces

Rear

Enclosed rear garden laid to lawn with patio area.

Tenure

Leasehold



Council Tax

B

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?

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)		
2, Fieldacre Close Lowton WARRINGTON WA3 2DW	Energy rating B	Valid until: 29 November 2029
		Certificate number: 8341-7039-6039-1840-1976
Property type	Mid-terrace house	
Total floor area	58 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.