



Pocket Nook Lane, Lowton, WA3 1AH

***Offers in Excess of
£169,999***

Stone Cross Estate Agents are delighted to present this Two-Bedroom Mid-Terraced property located in the sought after area of Lowton. The property comprises of a lounge, dining area and kitchen to the ground floor. The first floor has two bedrooms and a family bathroom. Externally the property promotes a private south facing garden and roadside parking on the front. **Contact us now to arrange a viewing**

- ***Enclosed Rear Garden***
- ***Two Bedrooms***
- ***Mid Terraced***
- ***Two Reception Rooms***
- ***Sought After Location***

Entrance

Lounge

14' 0" x 14' 2" (4.26m x 4.31m) UPVC double glazed window to the front elevation, gas fire and mantle, ceiling light point and a wall mounted radiator.

Dining Area

14' 3" x 13' 9" (4.34m x 4.20m) laminate flooring, electric fireplace, ceiling light point and a wall mounted radiator.

Kitchen

7' 10" x 14' 0" (2.40m x 4.26m) UPVC double glazed skylight, laminate flooring, ceiling light point, wall mounted radiator, UPVC double glazed door to the rear elevation, wall base and drawer units, integrated oven, hob and extractor fan.

First Floor

Bedroom One

11' 2" x 14' 2" (3.41m x 4.31m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bedroom Two

6' 11" x 16' 8" (2.12m x 5.08m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light pint.

Bathroom

W/C, heated towel radiator, bath with an over head shower, sink unit and a ceiling light point.

Outside

Front

Roadside parking.

Rear

Enclosed, south facing garden.

Other Information

Water mains or private? Mains

Parking arrangements? No

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

Council Tax

B



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)			
16 POCKET NOOK LANE LOWTON WA3 1AH	Energy rating D	Valid until:	8 October 2030
		Certificate number:	4310-6120-4009-0738-1202
Property type		Mid-terrace house	
Total floor area		81 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) .			
Energy rating and score This property's energy rating is D. It has the potential to be B. 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		
55-68	D	67 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.