



**Winwick Lane, Lowton, WA3 1LS**

**Auction Guide Price  
£120,000**

**Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £120000 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 The Auctioneers or the Marketing Agents website. Don't miss your chance to view! Stone Cross Estate Agents we are delighted to present to you this mid-terrace 2 bed cottage in this sought-after area of Lowton. With a short walk to a range of local amenities that Lowton has to offer. Positioned well for ease of access to The East Lancashire Road (A580) and Motorway Network links. Comprising of lounge, kitchen/diner, orangery to the ground floor. To the first floor are two bedrooms and a wet room. Externally the property is pavement fronted with an enclosed yard to the rear with open views. \*\*Contact us now to arrange a viewing\*\***

- **Two Bedrooms**
- **Open Views to the Rear**
- **Mid-Terraced**
- **Enclosed Rear Yard**
- **Wet Room**

**Entrance**

Via UPVC door to the front elevation into lounge.

**Lounge**

14' 1" x 12' 2" (4.3m x 3.7m) UPVC double glazed to the front elevation, stairs to the first floor, ceiling light point, two wall light points and wall mounted radiator.

**Kitchen**

14' 1" x 8' 6" (4.3m x 2.6m) UPVC double glazed window to the rear elevation, UPVC double glazed french doors to the rear elevation, fitted wall, base, drawer units, 1.5 bowl sink unit with swan neck mixer tap, integrated hob, double oven, extractor hood, space for fridge/freezer, part tiled walls, spotlights, ceiling light point, wall mounted radiator and tiled flooring.

**First Floor****Landing**

Loft Access and a ceiling light point.

**Bedroom One**

11' 10" x 11' 2" (3.6m x 3.4m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

**Bedroom Two**

7' 8" x 8' 9" (2.34m x 2.67m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

**Wet Room**

5' 6" x 6' 0" (1.67m x 1.83m) UPVC double glazed frosted window to the rear elevation, W/C, over head shower, sink unit and a ceiling light point.

**Outside****Front**

Pavement Fronted.

**Rear**

Enclosed paved garden with open views to the rear elevation.

**Tenure**

Freehold.

**Council Tax**

B





### **Other Information**

Water mains or private? Mains

Parking arrangements? N/A

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)			
8 Winwick Lane Lowton WARRINGTON WA3 1LS	Energy rating  <b>C</b>	Valid until:	16 February 2035
		Certificate number:	9335-3046-2202-9385-8204
Property type		Mid-terrace house	
Total floor area		60 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 C. 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



**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.