



Church Lane, Lowton, WA3 2QZ

£229,950

*Stone Cross Estate Agents are delighted to present this two-bedroom detached house located on one of Lowton's sought after lanes, close to the A580 East Lancashire Road and local amenities i.e. shops, restaurants and public houses. The ground floor comprises of a lounge/dining room, kitchen and W/C. Upstairs, there two well proportioned bedrooms along with a family bathroom. Externally the property boasts a double driveway and garden with mature shrubbery. Deceptively spacious, this property offers a fantastic investment or development opportunity. ****Contact us now to arrange a viewing*****

- Two Bedrooms
- Detached
- Driveway
- Open Plan Lounge/ Diner
- Enclosed Rear Garden

Entrance Hallway

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

Kitchen

7' 7" x 9' 10" (2.3m x 3m)

UPVC double glazed window to the front elevation, 1.5 sink unit with a swan tap, tiled walls and flooring, plumbing for a washing machine, space for a fridge freezer and space for an oven.

W/C

UPVC double glazed frosted window to the side elevation, sink unit, ceiling light point, wall mounted radiator and a W/C.

Lounge/Diner

15' 1" x 16' 5" (4.6m x 5m)

UPVC double glazed French doors to the rear elevation, two ceiling light points, under stairs storage, wall mounted radiator and wooden flooring.

Upstairs

Bedroom One

13' 1" x 12' 2" (4.0m x 3.7m)

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

Bedroom Two

12' 6" x 8' 10" (3.8m x 2.7m)

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

Bathroom

7' 10" x 5' 3" (2.4m x 1.6m)

UPVC double glazed frosted window to the front elevation, ceiling light point, wall mounted radiator, tiled floor and walls, W/C and a bath with an over head shower.

Outside

Front

Garage and Driveway.

Rear

Laid to Lawn and shrubbery.



Tenure

Council Tax

C

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

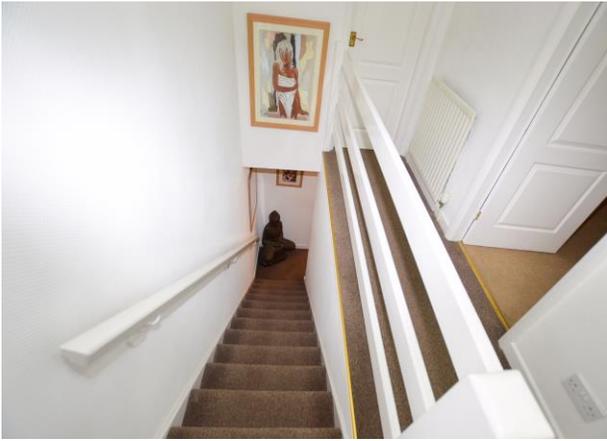
Safety Issues? No

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)			
79a Church Lane Lowton WARRINGTON WA3 2QZ	Energy rating C	Valid until:	20 February 2035
		Certificate number:	2103-3047-3202-0145-0204
Property type		Detached house	
Total floor area		74 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.

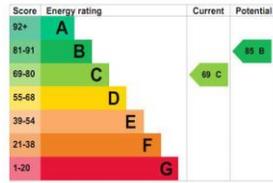
[See how to improve this property's energy efficiency.](#)

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.

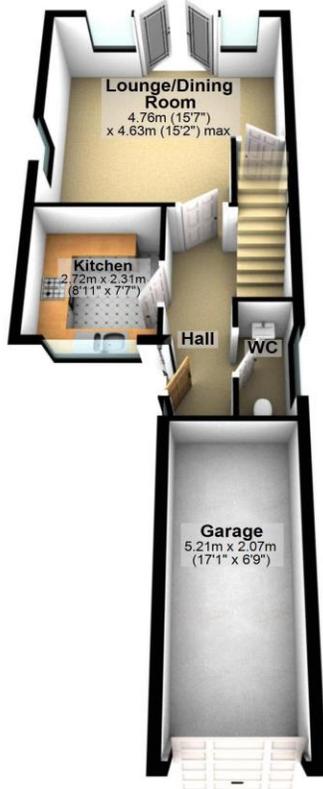
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



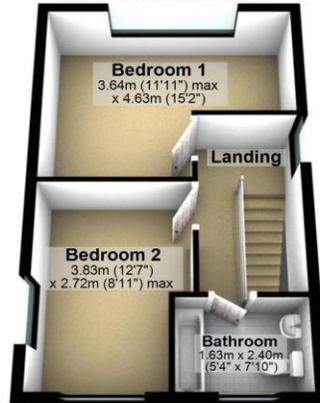
Ground Floor

Approx. 44.2 sq. metres (475.6 sq. feet)



First Floor

Approx. 35.3 sq. metres (380.4 sq. feet)



Total area: approx. 79.5 sq. metres (856.0 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.



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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.

Stone Cross Estate Agents LTD

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