



***Tarvin Close, Lowton, WA3 2NX***

***Offers in Excess of  
£219,950***

***Stone Cross Estate Agents are delighted to be able to bring to the market this three bedroom semi detached property. It is located in a sought-after area in the village of Lowton. Within walking distance, you will find a wide selection of local amenities, such as schools, shops and pubs/eateries. Well positioned for transport links, i.e bus route, the East Lancashire Road, and the National Motorway Network. This property comprises of entrance hallway, lounge, orangery, kitchen and family bathroom to the ground floor and three bedrooms to the first floor. Externally there is a driveway to the front and to the rear is a spacious enclosed garden with laid to lawn and is not overlooked. \*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\****

- ***Three Bedrooms***
- ***Semi-Detached***
- ***Driveway***
- ***Enclosed Rear***
- ***Two Reception Rooms***

**Entrance Hallway**

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

**Lounge**

12' 10" x 11' 8" (3.92m x 3.56m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

**Kitchen**

8' 6" x 9' 6" (2.6m x 2.9m) UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, ceiling light point, wall base and drawer units, 1.5 stainless steel sink unit with a swan tap, part tile walls, plumbing for a washing machine and space for an oven.

**Orangery**

8' 2" x 8' 6" (2.5m x 2.6m) UPVC double glazed windows surrounding, spotlights and a wall mounted radiator.

**Bathroom**

5' 7" x 6' 3" (1.7m x 1.9m) UPVC double glazed frosted window to the side elevation, ceiling light point, bath with an over head shower, tiled walls and flooring, W/C and a wall mounted radiator.

**Upstairs****Bedroom One**

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

**Bedroom Two**

9' 7" x 10' 7" (2.92m x 3.22m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

**Bedroom Three**

6' 7" x 8' 2" (2m x 2.5m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

**Council Tax**

B

**Tenure**



**Other Information**

Water mains or private? Mains

Parking arrangements? Drive

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)			
2 Tynin Close Lowton WARRINGTON WA3 2NX	Energy rating  <b>D</b>	Valid until:	18 September 2031
		Certificate number:	2816-3401-2212-7511-3150
Property type		Semi-detached house	
Total floor area		92 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 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.