



Landor Close, Lowton, WA3 2LF

**Offers in Excess of
£159,950**

We are pleased to present this two-bedroom, mid mews house. This property is situated in a tranquil cul-de-sac within a highly sought-after estate in the heart of Lowton St Luke's. It boasts a convenient location with close proximity to all the amenities that Lowton Village has to offer, including shops, schools, recreational grounds, and a variety of pubs and eateries. Additionally, it benefits from excellent transport links, such as nearby bus routes, The East Lancashire Road (A580), and the National Motorway Network, ensuring easy commuting. Upon entering the property, you will find an entrance vestibule leading to a lounge and kitchen/dining room on the ground floor. The first floor comprises a family bathroom and two bedrooms. Externally, there is a blocked paved driveway at the front, providing off-road parking, and a rear garden that is beautifully landscaped and not overlooked. To arrange a viewing of this property, please don't hesitate to call us now. We would be delighted to assist you.

- **Two Bedrooms**
- **Mid Mews**
- **Driveway**
- **Enclosed Rear Garden**
- **Kitchen/Diner**

Lounge

12' 7" x 15' 4" (3.83m x 4.67m)

UPVC double glazed window to the front elevation, ceiling light point, stairs to the first floor, wall mounted radiator and a fire and mantle.

Kitchen/Diner

9' 4" x 12' 7" (2.85m x 3.83m)

UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, gas hob, oven and extractor, plumbing for a washing machine, wall base and drawer units, two ceiling light points, housing the boiler, space for a dryer and space for a fridge/freezer.

Upstairs

Bedroom One

9' 5" x 12' 6" (2.87m x 3.81m)

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

Bedroom Two

8' 11" x 12' 7" (2.71m x 3.83m)

UPVC double glazed window to the rear elevation, ceiling light point, storage cupboard, laminate flooring and a wall mounted radiator.

Bathroom

6' 0" x 6' 2" (1.84m x 1.89m)

Loft access, spotlights, bath with an over head shower, vanity sink unit, W/C, tiled walls and an extractor fan.

Outside

Front

Driveway.

Rear

Mature Shrubby and laid to lawn.

Tenure

Leasehold: £50/annum

Council Tax

B



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.



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.