



**Reeve Street, Lowton, WA3 1EJ**

**Offers in Excess of  
£199,950**

***Stone Cross Estate Agents are delighted to present this two bedroom semi detached property situated in close proximity to local transport links and the East Lancashire Road, as well as being surrounded by desirable amenities, this cottage presents an excellent opportunity. The property comprises of a lounge, kitchen, orangery and an additional reception room to the ground floor. Upstairs promotes two double bedrooms and a family bathroom. Externally the property boasts an enclosed rear garden with mature shrubbery and off road parking to the front. Don't miss out - book a viewing now and secure your chance to own this charming property!***

- ***Two Bedrooms***
- ***Semi-Detached***
- ***Off Road Parking***
- ***Enclosed Rear Garden***
- ***Two Reception Rooms***

## **Entrance**

### **Lounge**

14' 5" x 10' 10" (4.4m x 3.3m)

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

### **Kitchen**

14' 5" x 11' 10" (4.4m x 3.6m)

Two UPVC double glazed windows to the rear elevation, part tiled walls, plumbing for a washing machine, oven, hob and extractor, stainless steel sink unit with a swan tap, space for a fridge freezer and a ceiling light point.

### **Orangery**

UPVC double glazed door to the rear elevation, UPVC double glazed windows surrounding, wooden floor and a ceiling light point.

### **Reception Room**

15' 5" x 8' 6" (4.7m x 2.6m)

Three UPVC double glazed windows to the front and side elevation, two ceiling light points and a wall mounted radiator.

## **Upstairs**

### **Bedroom One**

14' 5" x 10' 10" (4.4m x 3.3m)

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

### **Bedroom Two**

9' 10" x 8' 10" (3m x 2.7m)

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

### **Bathroom**

5' 11" x 4' 7" (1.8m x 1.4m)

UPVC double glazed frosted window to the rear elevation, shower cubicle, sink unit, W/C and tiled walls.

## **Outside**

### **Front**

Off Road Parking.

### **Rear**

Mature Shrubbery and Paved Areas.

### **Tenure**

Leasehold:

£TBC





## **Council Tax**

A

## **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? TBC

Is the property of standard construction? Standard

Are there any public rights of way? No

Safety Issues? No



Energy Performance Certificate

HM Government

1, Reeve Street, Lowton, WARRINGTON, WA3 1EJ

Dwelling type:

end-terrace house

Reference number:

9852-2858-7222-9403-5265

Date of assessment:

08 December 2017

Type of assessment:

RdSAP, existing dwelling

Date of certificate:

08 December 2017

Total floor area:

79 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 2,682

Over 3 years you could save

£ 1,047

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 162 over 3 years	<div>You could save £ 1,047 over 3 years</div>
Heating	£ 2,112 over 3 years	£ 1,281 over 3 years	
Hot Water	£ 282 over 3 years	£ 192 over 3 years	
Totals	£ 2,682	£ 1,635	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

61

86

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 222	✓
2 Cavity wall insulation	£500 - £1,500	£ 111	✓
3 Internal or external wall insulation	£4,000 - £14,000	£ 405	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.