



**Stone Cross Lane North, Lowton, WA3
2SG**

**Offers in Excess of
£324,950**

Stone Cross Estate Agents are delighted to be able to bring to the market with VACANT POSSESSION this REFURBISHED TWO BEDROOM DETACHED TRUE BUNGALOW. Located on one of Lowton St Luke's most well sought after lanes, within easy access to all local amenities i.e shops and primary/secondary schools. Well located for The East Lancashire Road (A580) and National Motorway Networks ideal for commuters. Comprising of an Entrance Hallway, Lounge, Dining Room, Kitchen, Two Bedrooms and family bathroom. Externally to the front there is an enclosed garden laid to lawn and to the rear is a well established garden with laid to lawn, shrubs, plants and patio area. There is also a driveway to the rear of the property.

*****CONTACT US NOW TO ARRANGE A VIEWING*****

- Two Bedrooms
- Detached
- Driveway
- Front and Rear Gardens
- True Bungalow
- Solar-Panels

Entrance

Cloackroom

6' 6" x 2' 11" (1.99m x 0.895m)

UPVC double glazed frosted window to the front elevation and a ceiling light point.

Hallway

17' 3" x 6' 0" (5.25m x 1.83m)

Composite door to the front elevation, three ceiling light points, storage cupboard housing the boiler, wall mounted radiator and loft access.

Lounge

18' 5" x 12' 1" (5.62m x 3.69m)

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

Dining Room

11' 2" x 8' 7" (3.41m x 2.62m)

UPVC double glazed French doors to the rear elevation, UPVC double glazed windows to the side elevation, ceiling light point and a wall mounted radiator.

Kitchen

10' 8" x 11' 1" (3.24m x 3.39m)

UPVC double glazed windows to the rear, sink unit with a mixer tap, space for dishwasher and washing machine, ceiling light point, integrated oven, hob and extractor, integrated fridge/freezer, part tiled walls and wall base and drawer units.

Bedroom One

13' 1" x 13' 11" (3.99m x 4.23m)

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

Bedroom Two

9' 9" x 14' 9" (2.98m x 4.49m)

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

Bathroom

11' 1" x 5' 10" (3.38m x 1.79m)

UPVC double glazed frosted window to the rear elevation, vanity sink unit with a mixer tap, W/C, bath with an over head shower, tiled flooring, wall mounted radiator, ceiling light point and an extractor fan.



Outside

Front

Laid to Lawn.

Rear

Driveway, Shrubbery, Laid to Lawn and patio areas.

Tenure

Freehold

Council Tax

E

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Virgin

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.







Stone Cross
AGENTS

Energy performance certificate (EPC)			
76 Stone Cross Lane North Lowton WARRINGTON WA3 2SG	Energy rating C	Valid until:	30 March 2035
		Certificate number:	7235-5927-1400-0733-7296
Property type		Detached bungalow	
Total floor area		95 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.

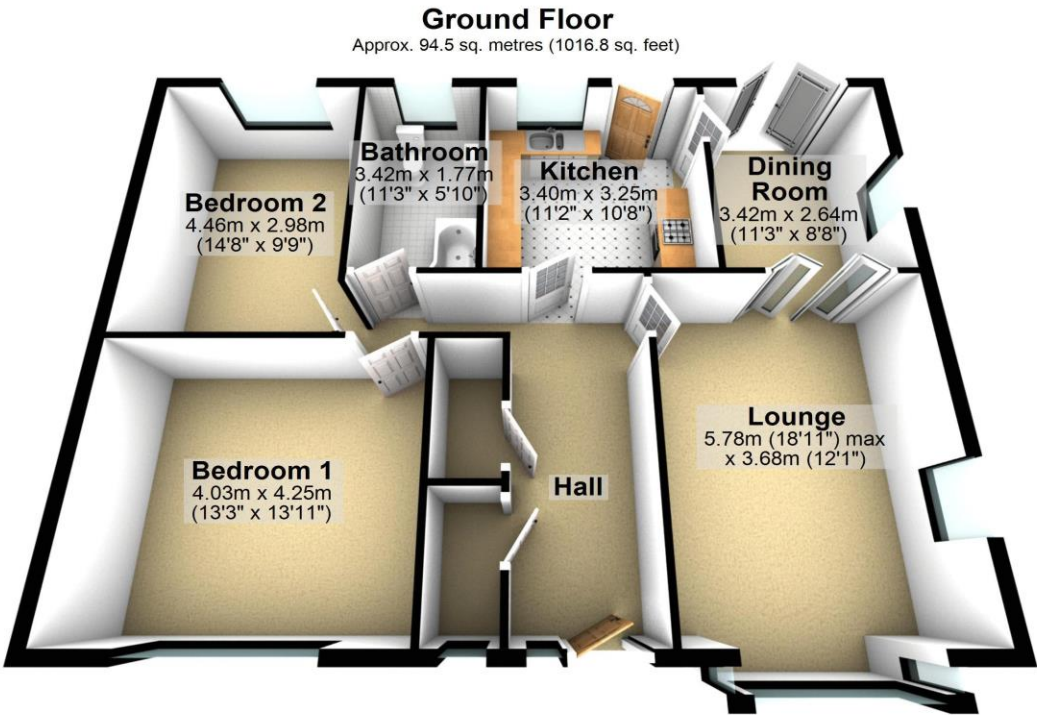
[See how to improve this property's energy efficiency.](#)



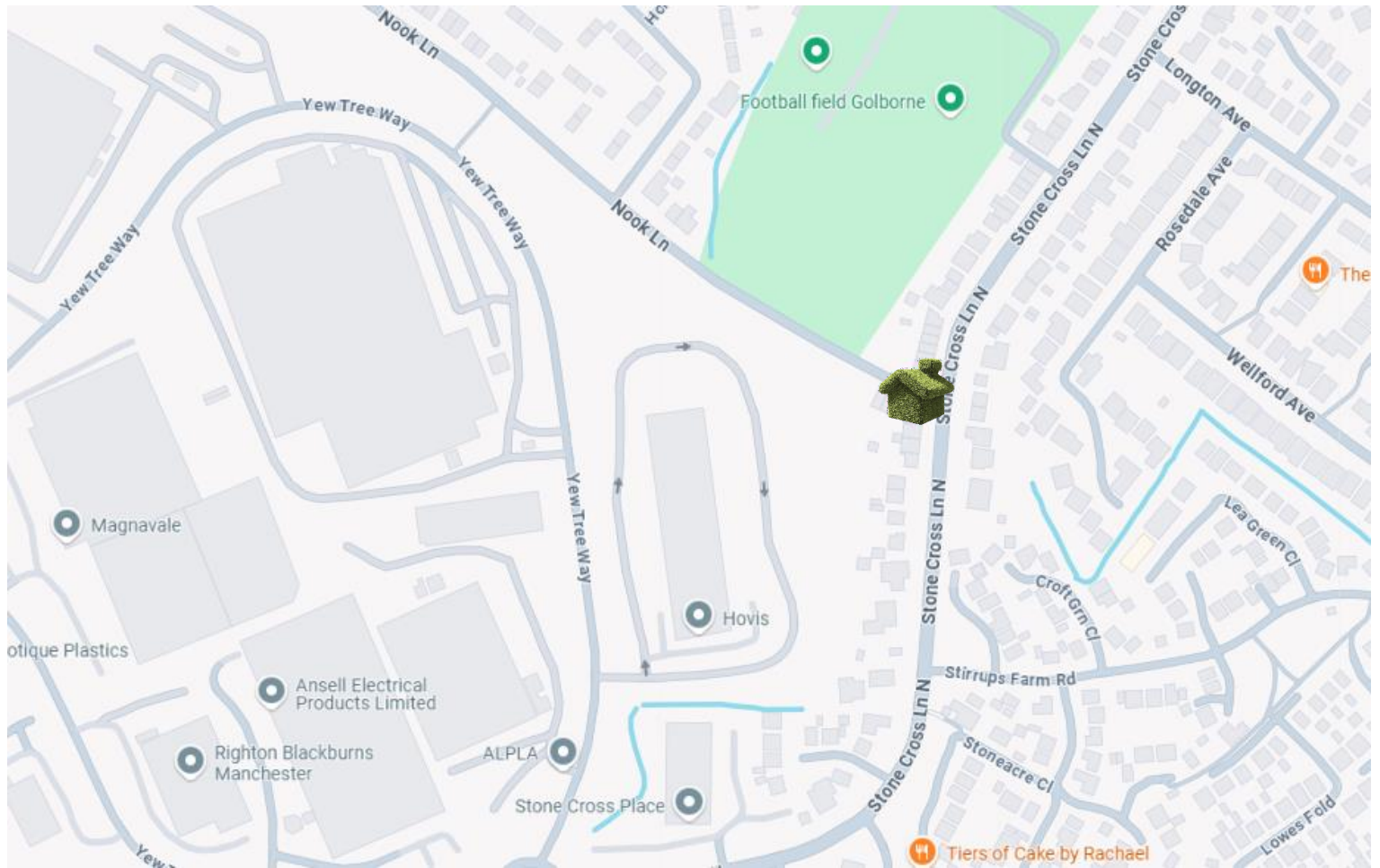
The graph shows this property's current and potential energy rating.

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



Total area: approx. 94.5 sq. metres (1016.8 sq. feet)



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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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