



Abbey Road, Lowton, WA3 1EP

**Offers in Excess of
£240,000**

Stone Cross Estate Agents proudly presents with NO CHAIN a Four Bedroom Detached Family Home, extended original 1970s semi, perfectly priced for modernisation. It is located on the coveted Poplars Estate behind Lowton High School. Conveniently situated near shops, restaurants, and bus routes along St Helens Road to Leigh, Wigan, and St Helens. Easy access to the East Lancashire Road. This property features a lounge, kitchen, dining area, shower room and the fourth bedroom on the ground floor suitable for a teenager or elderly relative as it provides easy access to the bathroom. While the first floor boasts three bedrooms and a bathroom. Outside, a driveway to the front offering ample off road parking, and an enclosed garden with patio areas and laid to lawn to the rear. Contact Us Now To Arrange A Viewing!!!

- **No Chain**
- **Two Reception Rooms**
- **Two Bathrooms**
- **Driveway**
- **Enclosed Rear Garden**
- **Four Bedrooms**

Entrance Hallway

UPVC double glazed door to the front elevation, wall mounted radiator, ceiling light point, stairs to the first floor, laminate flooring, meter cupboard and under stairs storage.

Lounge

12' 11" x 11' 11" (3.94m x 3.63m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and an electric fire.

Kitchen

17' 5" x 6' 11" (5.31m x 2.12m) UPVC double glazed window to the rear elevation, two ceiling light points, wall mounted radiator, wall base and drawer units, part tiled walls, tiled flooring, space for a fridge/freezer, plumbing for a washing machine, cooker space and housing the boiler.

Dining Room

18' 0" x 11' 5" (5.49m x 3.48m) UPVC double glazed French doors to the rear elevation, two ceiling light points, wall mounted radiator and laminate flooring.

Bedroom Four

9' 6" x 12' 9" (2.9m x 3.89m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Shower Room

6' 4" x 7' 10" (1.92m x 2.4m) UPVC double glazed frosted window to the rear elevation, heated towel radiator, ceiling light point, part tiled walls, vanity sink unit with a mixer tap, shower cubicle, W/C and laminate flooring.

Upstairs**Landing**

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

Bedroom One

12' 2" x 8' 1" (3.71m x 2.47m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bedroom Two

10' 1" x 9' 11" (3.07m x 3.03m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bedroom Three

8' 10" x 8' 8" (2.68m x 2.63m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and a storage cupboard.



Bathroom

8' 10" x 8' 5" (2.7m x 2.56m) Two UPVC double glazed windows to the rear elevation, ceiling light point, heated towel radiator, part tiled walls, tiled flooring, W/C, sink unit, bath, loft access and a sink unit.

Outside

Solar Panels rented through A Shade Greener

Front

Driveway for ample off road parking.

Rear

Enclosed garden with Patio, Laid to lawn, stoned area and a shed.

Council Tax

C

Tenure

Leasehold: £11.25/annum

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.