



Golborne Road, Lowton, WA3 2DP

***Offers in Excess of
£169,950***

Stone Cross Estate Agents are delighted to be able to bring to the market this two bedroom end-terraced house, situated in the popular residential area of Lowton St Luke's. Ideally located for local schools and well placed for the range of shops that the village has to offer. Excellent access for public transport, The East Lancashire Road (A580) and The National Motorway Network. This family home comprises of a lounge/dining area and kitchen to the ground floor, to the first floor are two bedrooms and family bathroom. Externally there is a yard to the front elevation and to the rear is an enclosed rear garden. **Contact us now to arrange a viewing**

- ***Two Bedrooms***
- ***Open Plan Lounge/Diner***
- ***Sought After Location***
- ***Enclosed Rear Garden***
- ***End Terraced***

Entrance

4' 7" x 4' 7" (1.4m x 1.4m)

Composite double glazed door to the front elevation, UPVC double glazed windows to the front and side elevation and a ceiling light point.

Lounge

14' 4" x 13' 0" (4.37m x 3.96m)

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

Dining Area

14' 5" x 14' 4" (4.39m x 4.36m)

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

Kitchen

10' 11" x 7' 5" (3.34m x 2.26m)

UPVC double glazed window to the rear elevation, spotlights, wall mounted radiator, space and plumbing for a washing machine, integrated oven, hob and extractor and space for a fridge/freezer.

Upstairs**Bedroom One**

10' 10" x 14' 4" (3.3m x 4.38m)

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

Bedroom Two

10' 1" x 6' 7" (3.08m x 2m)

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

Bathroom

5' 3" x 7' 3" (1.6m x 2.2m)

UPVC double glazed frosted window to the side elevation, part tiled walls, tiled flooring, W/C, sink unit, bath with an over head shower and a ceiling light point.

Outside**Front**

Stoned Area.

Rear

Laid to lawn, patio area and mature shrubbery.

Tenure

Freehold

Council Tax

A



Other Information

Water mains or private? Mains

Parking arrangements? No

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

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)			
27, Golborne Road Lowton WARRINGTON WA3 2DP	Energy rating E	Valid until:	20 April 2026
		Certificate number:	8546-7124-4510-3480-3926
Property type		end-terrace house	
Total floor area		81 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 E. It has the potential to be B.

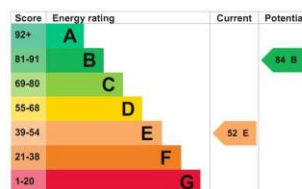
[See how to improve this property's energy efficiency.](#)

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.