



## ***Newton Gardens, Lowton, WA3 1BE***

**£269,950**

- Stone Cross Estate Agents are delighted to present WITH NO CHAIN • this three bedroom end mews house situated in close proximity to local transport links and the East Lancashire Road, as well as being surrounded by desirable amenities. The ground floor comprises of an entrance hallway, a well appointed kitchen, lounge and W/C, on the first floor you will find two bedrooms and a family bathroom and on the second floor there is the master bedroom and an ensuite. Externally the property has a driveway to the front and an enclosed garden to the rear with laid to lawn. \*\*Contact us now to arrange a viewing\*\****
- ***Three Bedrooms***
  - ***End Mews***
  - ***Three Bathrooms***
  - ***Driveway***
  - ***Enclosed Rear Garden***
  - ***NO CHAIN***

### **Entrance Hallway**

*Via Composite door, ceiling light point, wall mounted radiator and stairs to the first floor.*

### **Cloakroom**

*W/C, ceiling light point, wash hand basin and a wall mounted radiator.*

### **Kitchen**

*11' 1" x 9' 0" (3.38m x 2.74m) UPVC double glazed window to the front elevation, wall, base and drawer units, laminate flooring, part tiled walls, sink unit with a swan tap, integrated hob and extractor, integrated dishwasher, integrated fridge/freezer, integrated washing machine, integrated oven and spotlights.*

### **Lounge**

*15' 7" x 10' 10" (4.75m x 3.3m) UPVC double glazed bi-fold doors to the rear elevation, laminate flooring, two wall mounted radiators and two ceiling light points.*

### **First Floor Landing**

#### **Bedroom Two**

*15' 7" x 10' 10" (4.75m x 3.3m) Two UPVC double glazed windows to the rear elevation, ceiling light point and two wall mounted radiators.*

#### **Bedroom Three**

*9' 3" x 9' 1" (2.82m x 2.77m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.*

### **Bathroom**

*7' 2" x 6' 3" (2.18m x 1.9m) W/C, bath with an overhead shower, sink unit, part tiled walls, spotlights and a heated towel radiator.*

### **Second Floor**

#### **Master bedroom**

*17' 8" x 12' 3" (5.38m x 3.73m) Two UPVC double glazed windows, ceiling light point, storage cupboard and a wall mounted radiator.*

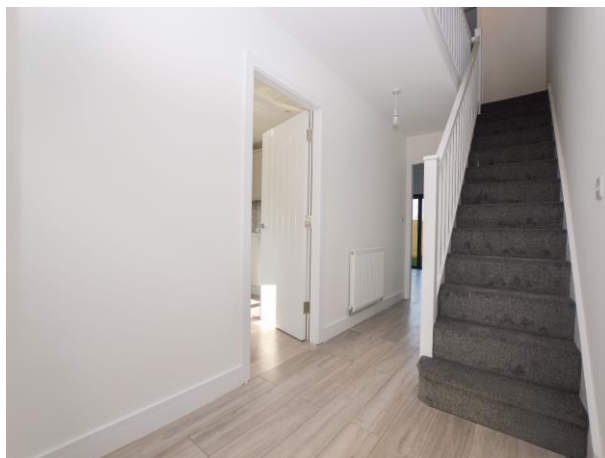
#### **Ensuite**

*UPVC double glazed window to the rear elevation, W/C, sink unit, shower cubicle, heated towel radiator and spotlights.*

### **Outside**

#### **Front**

*Parking Space*





**Rear**

Laid to Lawn and patio area.

**Tenure**

Freehold

**Council Tax****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.