



## Church Lane, Lowton, WA3 2RZ

**Offers in the Region Of  
£259,950**

*Stone Cross Estate Agents are delighted to bring to the market this three bedroom semi detached house with a spacious long driveway located on one of Lowton's sought after lanes. The property is located close to the A580 East Lancashire Road and local amenities i.e. shops, restaurants and public houses. Comprising of entrance hallway, an open plan Kitchen/lounge/diner, reception room and W/C to the ground floor, and to the first floor you'll find three bedrooms and a bathroom. Long driveway perfect for off road parking and an enclosed rear garden. Contact us now to arrange a viewing!!*

- Three Bedrooms
- Semi-Detached
- Off Road Parking
- Enclosed Rear Garden
- Two Bathrooms

### **Entrance Hallway**

UPVC double glazed door to the front elevation, spotlights, stairs to the first floor, wall mounted radiator and laminate flooring.

### **Kitchen/Lounge/Diner**

20' 11" x 16' 3" (6.38m x 4.96m)

UPVC double glazed bi-folding doors to the rear elevation, two wall mounted radiators, spotlights, laminate flooring, wall base and drawer units, integrated oven, hob and extractor, integrated fridge/freezer and part tiled walls.

### **Reception Room**

11' 9" x 10' 7" (3.57m x 3.23m)

UPVC double glazed window to the front elevation, wall mounted radiator and spotlights.

### **W/C**

W/C, sink unit and part tiled walls.

### **Upstairs**

#### **Bedroom One**

12' 4" x 10' 7" (3.76m x 3.23m)

UPVC double glazed window to the rear elevation, wall mounted radiator and spotlights.

#### **Bedroom Two**

11' 9" x 10' 7" (3.57m x 3.23m)

UPVC double glazed window to the front elevation, wall mounted radiator and spotlights.

#### **Bedroom Three**

7' 4" x 6' 8" (2.23m x 2.04m)

UPVC double glazed window to the front elevation, wall mounted radiator and spotlights.

### **Bathroom**

UPVC double glazed frosted window to the rear elevation, spotlights, part tiled walls, heated towel radiator, W/C, wash hand basin and a bath with an over head shower.

### **Outside**

#### **Front**

Driveway for ample off road parking.

#### **Rear**

Laid to lawn, patio area, and shrubbery.



### **Council Tax**

C

### **Tenure**

Leasehold

### **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.*









Energy performance certificate (EPC)		
231 Church Lane Lowton WARRINGTON WA3 2RZ	Energy rating <b>D</b>	Valid until: 31 July 2032
		Certificate number: 4900-4394-0822-8507-5823
Property type	Semi-detached house	
Total floor area	86 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 D. 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





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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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