



## Kenyon Lane, Lowton, WA3 1LG

*Offers in Excess of  
£449,950*

*Here at Stonecross we are delighted to bring to you this UNIQUE DETACHED THREE BEDROOM FAMILY PROPERTY situated on one of Lowton's most sought after Lanes. BOASTING OPEN VIEWS TO BOTH THE FRONT AND REAR this is a property not to be missed. The property comprises of entrance hallway, through lounge/dining room, kitchen and cloakroom to the ground floor and to the first floor there is a family bathroom and three bedrooms. Externally to the front there is a driveway with parking for multiple cars leading to the integral garage and a front garden laid to lawn and well stocked with plants, trees and shrubs. To the rear is an enclosed garden laid to lawn and patio with amazing views over open fields.*

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

- Three Bedrooms
- Detached
- Off Road Parking
- Garage
- Semi-Rural



### **Entrance Hallway**

Hard wood door to the front elevation, UPVC double glazed window to the front elevation, stairs to the first floor, wall mounted radiator and a ceiling light point.

### **W/C**

W/C, tiled flooring, tiled splash back and a sink unit.

### **Lounge**

16' 5" x 11' 10" (5m x 3.6m)

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

### **Dining Room**

15' 1" x 9' 10" (4.6m x 3m)

UPVC double glazed door to the rear elevation, ceiling light point, wall mounted radiator and laminate flooring.

### **Kitchen**

17' 9" x 9' 2" (5.4m x 2.8m)

UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, part tiled walls, wall base and drawer units, spotlights, two ovens, hob and extractor, two stainless steel draining units and a swan tap and space for a double fridge/freezer.

### **Utility**

UPVC double glazed frosted window to the side elevation, stainless steel sink unit with a swan tap, wall units and housing a boiler.

### **Upstairs**

#### **Bedroom One**

13' 4" x 11' 11" (4.07m x 3.62m)

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

#### **Bedroom Two**

13' 4" x 10' 10" (4.07m x 3.31m)

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

#### **Bedroom Three**

12' 6" x 7' 3" (3.82m x 2.22m)

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



### **Bathroom**

Two UPVC double glazed frosted windows to the rear elevation, part tiled walls, shower cubicle, bath, W/C, two ceiling light points and a wall mounted radiator.

### **Outside**

#### **Front**

Driveway, laid to lawn, shrubbery and an integrated garage.

#### **Rear**

Laid to Lawn, decked area, pond, shrubbery, stoned area and a wall mounted radiator.

#### **Tenure**

Freehold

#### **Council Tax**

F

### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway and Garage

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)		
49, Kenyon Lane Lowton WARRINGTON WA3 1LG	Energy rating <b>E</b>	Valid until: 22 December 2025
		Certificate number: 9468-8937-6252-5745-8994
Property type	Detached house	
Total floor area	147 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





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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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