



Bodden Street, Lowton, WA3 1DX

***Offers in Excess of
£189,950***

*We are delighted to bring to market with VACANT POSSESSION this MID TERRACED PROPERTY which is situated in the heart of the village of Lowton, St Mary's. A stones throw away from Pennington flash and a short car drive to a range of local amenities i.e shops, schools and local bus routes. This property comprises of entrance hall, open plan lounge/dining kitchen and conservatory to the ground floor and to the first floor there is a family bathroom and three bedrooms and to the second floor is an additional loft room which has endless possibilities. Externally there is a stoned garden to the front providing off road parking and to the rear there is an enclosed low maintenance garden. ***CONTACT US NOW TO ARRANGE A VIEWING****

- Three Bedrooms
- Mid Terraced
- Off Road Parking
- Enclosed Rear Garden
- Open Fields to the side of the property

Entrance

Via a UPVC door to the front elevation into the hallway.

Hallway

Wall mounted radiator, laminate wood floor, under stairs storage, stairs to first floor and door to lounge.

Lounge

11' 2" x 10' 6" (3.4m x 3.2m)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and open plan to kitchen/dining room.



Dining Room/Kitchen

16' 7" x 10' 10" (5.05m x 3.3m)

UPVC sliding doors leading to conservatory, wall mounted radiator, part tiled walls, selection of wall, base and drawer units incorporating oven, hob and extractor fan. Stainless steel sink unit with mixer taps and plumbing for automatic washing machine.



Conservatory

14' 10" x 8' 10" (4.52m x 2.69m)

UPVC construction, two UPVC double glazed doors to the rear elevation and wall mounted radiator.

First Floor

Landing

Stairs leading to loft room.

Bedroom One

11' 3" x 10' 7" (3.43m x 3.22m)

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



Bedroom Two

10' 11" x 10' 2" (3.32m x 3.1m)

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



Bedroom Three

5' 9" x 5' 7" (1.75m x 1.7m)

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

Bathroom

UPVC double glazed frosted window to the rear elevation, spotlights, bath with an overhead shower, W/C, sink unit and tiled walls.

Loft Room

16' 5" x 9' 8" (5m x 2.94m)

Sky light, wall mounted radiator and storage to eaves.

Outside**Front**

Stoned garden to the front providing off road parking.

Rear

Enclosed paved garden to rear with gate access.

Tenure

Leasehold

Council Tax

A

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.*









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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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