



## *Heath Lane, Lowton, WA3 1JA*

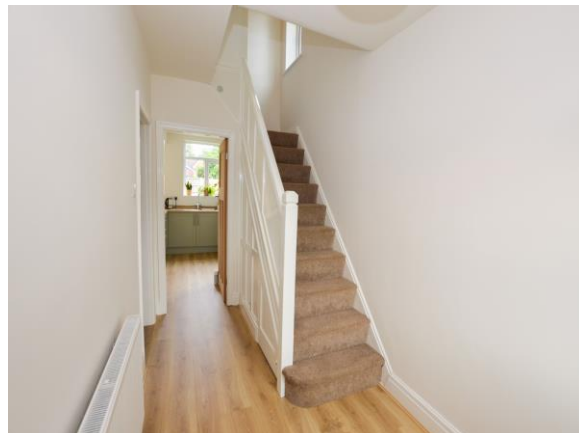
*Offers in Excess of  
£349,950*

*Stone Cross Estate Agents are delighted to bring to market with NO CHAIN this attractive semi detached property. Located on one of Lowton's most prestigious lanes, Ideally located for ease of access to The East Lancashire Road (A580) and The National Motorway Network. Stunning outlook to the front elevation. Comprises of an entrance hallway, lounge and kitchen/dining room. Upstairs you will find a family bathroom and three bedrooms. Externally the property is not overlooked to the front or rear. Laid to lawn garden and driveway leading to attached garage to the front elevation and to the rear is an enclosed laid to lawn garden. \*\*Contact us now to arrange a viewing\*\**

- Three Bedrooms
- Semi-Detached
- Enclosed Rear Garden
- Driveway
- Garage
- NO CHAIN

### **Entrance Hallway**

Via composite door to the front elevation, UPVC double glazed stained glass window to the front elevation, laminate flooring, wall mounted radiator, ceiling light point and stairs to the first floor.



### **Lounge**

14' 4" x 11' 8" (4.37m x 3.56m)

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



### **Kitchen/Diner**

18' 4" x 12' 8" (5.6m x 3.86m)

UPVC double glazed sliding doors to the rear elevation, UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, laminate flooring, stainless steel sink unit with a swan tap, Lamona oven, hob and extractor, storage cupboard, wall, base and drawer units, spotlights, ceiling light point, two wall light points, wall mounted radiator and space for a fridge/freezer.



### **Upstairs**

#### **Landing**

UPVC double glazed stained glass window to the side elevation, ceiling light point and loft access.

#### **Bedroom One**

14' 6" x 11' 4" (4.43m x 3.46m)

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

#### **Bedroom Two**

12' 0" x 11' 4" (3.66m x 3.45m)

UPVC double glazed window, ceiling light point and a wall mounted radiator.

#### **Bedroom Three**

8' 0" x 6' 11" (2.43m x 2.11m)

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



#### **Bathroom**

8' 8" x 6' 9" (2.63m x 2.07m)

UPVC double glazed frosted window to the rear elevation, vanity sink unit, freestanding bath with a mixer tap, corner shower cubicle, part tiled walls, tiled flooring, ceiling light point and a heated towel radiator.



## **Outside**

### **Front**

*Laid to Lawn and a paved driveway leading to the attached garage.*

### **Rear**

*Laid to Lawn and Shrubby.*

### **Council Tax**

*C*

### **Tenure**

### **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)		
42, Heath Lane Lowton WARRINGTON WA3 1JA	Energy rating	Valid until: 5 November 2027
	D	Certificate number: 8791-8855-3429-6907-5933
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





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.

Stone Cross Estate Agents LTD

[sales@stonecrossea.co.uk](mailto:sales@stonecrossea.co.uk)