



Sandy Lane, Lowton, WA3 1DA

**Offers in Excess of
£109,950**

*Stone Cross Estate Agents proudly presents this Two Bedroom End Terraced Home on the outskirts of the semi-rural Pennington Flash area. The property features an entrance leading into the lounge and kitchen on the ground floor, with two double bedrooms and a bathroom on the first floor. Outside, the front and rear both boast enclosed yards. Ideal for first-time buyers or investors, this home offers great potential and is in need of some modernization and is being sold with NO CHAIN!. **Contact Us To Arrange A Viewing 01942 356266***

- Two Bedrooms
- Front and Rear Yards
- NO CHAIN
- Open Plan Lounge/ Dining Room

Entrance

Lounge

13' 5" x 15' 8" (4.09m x 4.77m)

Window to the front elevation, ceiling light point and a wall mounted radiator.

Dining area

9' 3" x 10' 2" (2.82m x 3.10m)

French doors to the rear elevation and a ceiling light point.

Kitchen

6' 10" x 9' 3" (2.08m x 2.82m)

Window to the rear elevation, ceiling light point, wall base and drawer units, space for a fridge/freezer, space for a cooker, extractor and part tiled walls.

Upstairs

Bedroom One

13' 6" x 8' 7" (4.11m x 2.61m)

Window, wall mounted radiator and a ceiling light point.

Bedroom Two

9' 2" x 9' 7" (2.79m x 2.92m)

Window, wall mounted radiator and a ceiling light point.

Bathroom

6' 4" x 7' 3" (1.93m x 2.21m)

Outside

Front

Stoned Areas and mature shrubbery.

Rear

Paved Areas and shrubbery.

Tenure

Leasehold: The property is leasehold. Cost £10 per annum for 999 years. Expires 27/07/2964

Council Tax

A



Other Information

Is the water supply mains or private? Mains.

Parking arrangements? Rear of property

Flooding risk? No

Coal mining issues at your property? No

Type of broadband? FTTP

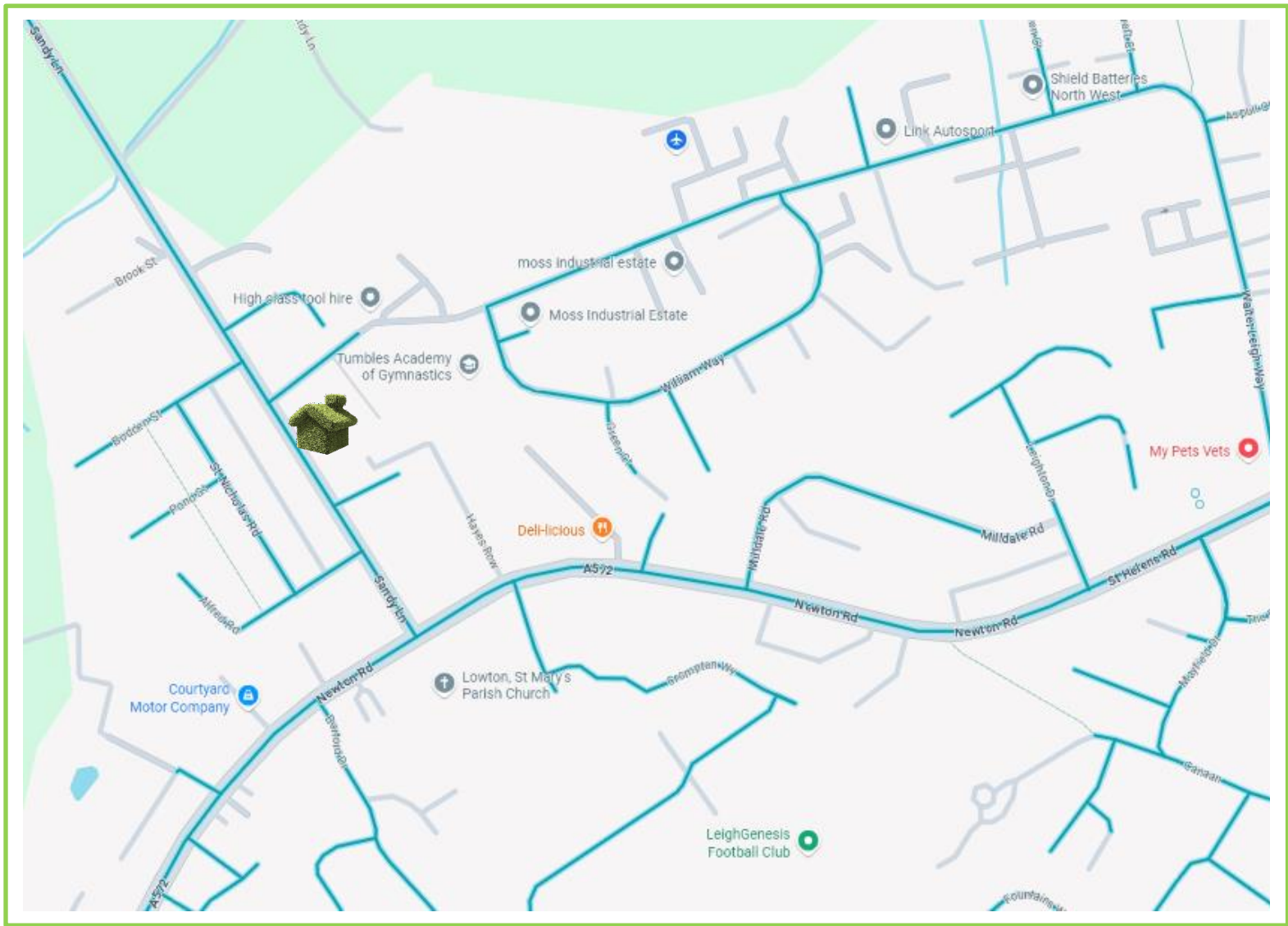
Is there any restrictions on the covenant? No

Is the property of standard construction? Standard

Are there any public rights of way? No

Safety issues? None

Energy performance certificate (EPC)			
20 Kane Court Sandy Lane Lowden WARRINGTON WA3 1DA	Energy rating C	Valid until:	29 May 2033
		Certificate number:	9282-2048-0205-4937-0204
Property type		Ground-floor flat	
Total floor area		52 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).			
Energy rating and score			
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.	
See how to improve this property's energy efficiency.		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	
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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