



Stoneacre Close, Lowton, WA3 2UE

£129,950

*At Stone Cross Estate Agents we are delighted to bring to the market this FIRST FLOOR ONE BEDROOM APARTMENT which is located on the popular Wainhomes Heathfields Estate which is set in a popular residential area of Lowton, a delightful village. Situated off the A580 East Lancashire Road, the village has direct access to the cities of Manchester to the east and Liverpool to the west, with the motorway network just a short distance away. The property comprises of through hallway, lounge/kitchen, one bedroom and bathroom. Externally is an allocated parking space to the front. ***PLEASE CONTACT US ON 01942 356266 TO ARRANGE A VIEWING!!****

- First Floor Apartment
- One Bedroom
- One Bathroom
- Lounge/Kitchen
- Parking Space

Hallway

Via Composite Door to the Front Elevation, ceiling light point, wall mounted radiator, storage cupboard and stairs to the first floor

Lounge/Kitchen

20' 8" x 13' 7" (6.29m x 4.14m)

Two UPVC Double Glazed Windows to the Rear Elevation, two ceiling light points and wall mounted radiator. Wall, base and drawer units, 1.5 stainless steel sink unit with mixer tap, oven, hob and extractor, space for fridge/freezer, plumbing for washing machine and housing the boiler.



Bedroom

13' 1" x 15' 3" (3.99m x 4.66m)

Three UPVC Double Glazed Windows to the Front Elevation, ceiling light point, wall mounted radiator and integrated wardrobes.



Bathroom

6' 2" x 5' 6" (1.89m x 1.68m)

Bath with an overhead shower, W/C, wash hand basin with a mixer tap, part tiled walls, laminate flooring, wall mounted radiator, ceiling light point and an extractor.

Outside

Front

One parking space.

Tenure

Leasehold: peppercorn rent

Council Tax

A

Other Information

Water mains or private? Mains

Parking Arrangements: One Parking Space

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Sky

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)		
46 Stoneacre Close Lowton WARRINGTON WA3 2UE	Energy rating	Valid until: 6 February 2032
	B	Certificate number: 0233-3013-8302-6362-2200
Property type	Top-floor maisonette	
Total floor area	57 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 B. It has the potential to be B.

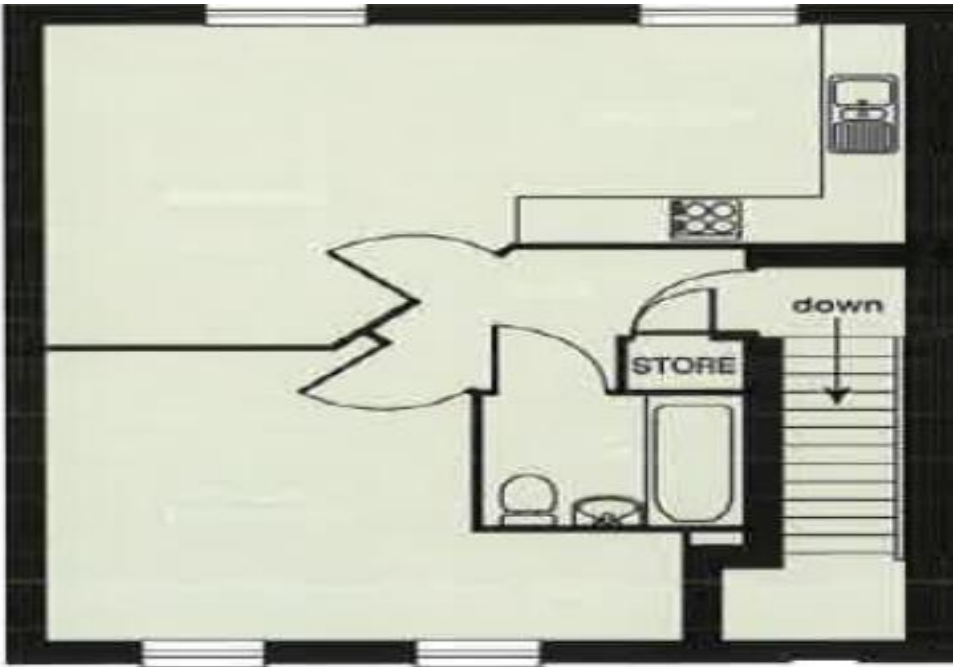
[See how to improve this property's energy efficiency.](#)

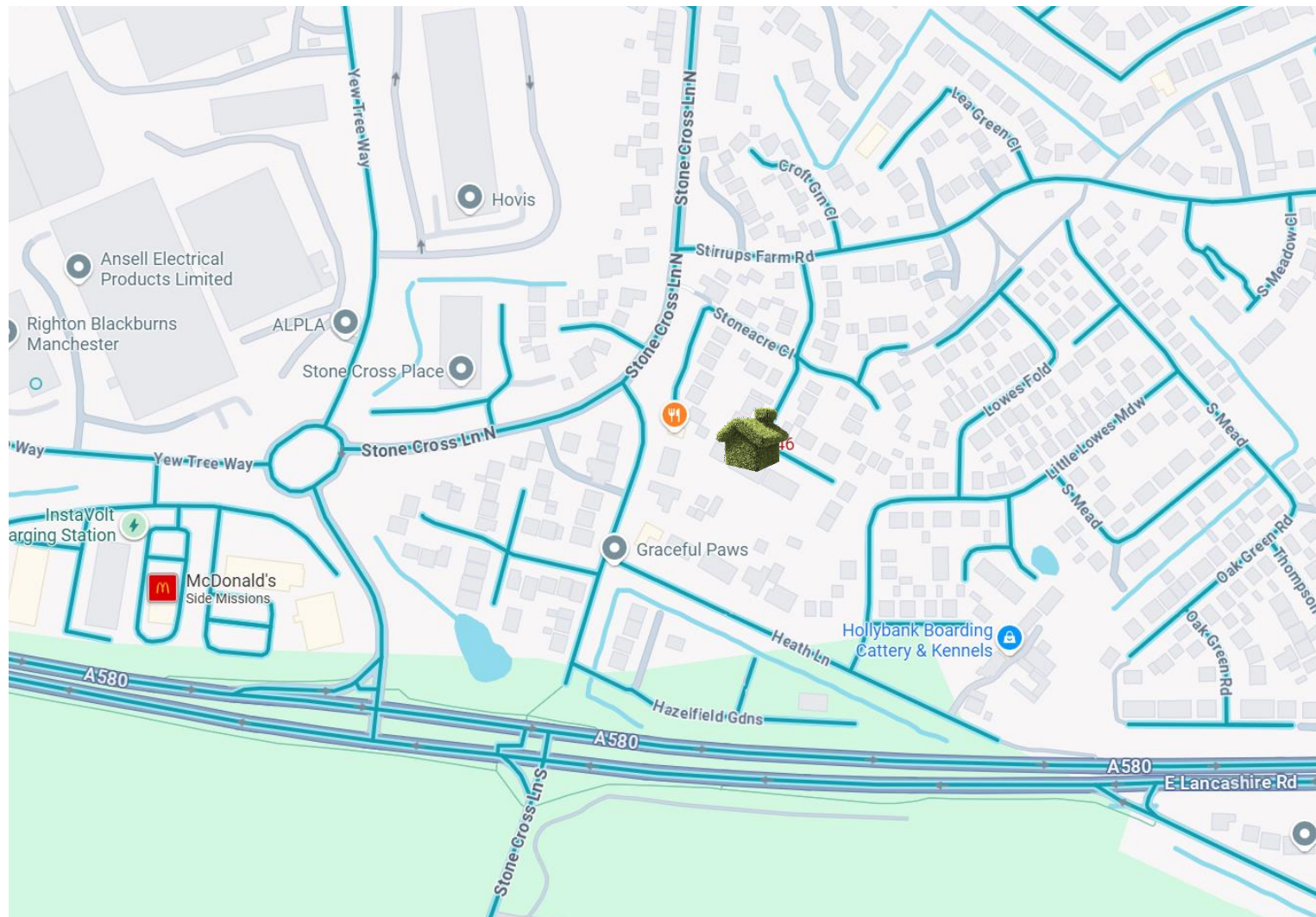


The graph shows this property's current and potential energy rating.

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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