



Braithwaite Road, Lowton, WA3 2HY

***Offers in Excess of
£199,950***

Stone Cross Estate Agents are delighted to present this charming three-bedroom terraced home, nestled in the heart of Lowton's sought-after village. Ideally located near local amenities, schools, shops, and major transport links, this property offers both convenience and comfort. The ground floor features a welcoming hallway, a spacious lounge, a modern kitchen/diner. Upstairs, you'll find two well-proportioned bedrooms, as well as a stylish family bathroom. The exterior boasts a beautifully maintained front garden, while the enclosed, gated rear garden features laid to lawn and a detached garage. There is also parking areas at the rear of the house.

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

- Three Bedrooms
- Terraced
- Enclosed Rear Garden
- Parking to the rear
- Detached Garage

Entrance Hallway

Via Composite Front Door, laminate flooring, ceiling light point, stairs to the first floor, wall mounted radiator and a meter cupboard.

Lounge

11' 7" x 14' 10" (3.52m x 4.52m)

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



Kitchen

UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, integrated oven, hob and extractor, space for a fridge/freezer, plumbing for a washing machine, sink unit with a swan tap, wall base and drawer units, under stairs storage, wall mounted radiator and two ceiling light points.

Upstairs

Landing

Loft Access and a ceiling light point.



Bedroom One

11' 6" x 8' 3" (3.51m x 2.52m)

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

Bedroom Two

10' 8" x 8' 6" (3.26m x 2.58m)

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



Bedroom Three

5' 11" x 8' 6" (1.81m x 2.60m)

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



Bathroom

5' 5" x 5' 10" (1.65m x 1.78m)

UPVC double glazed frosted window to the rear elevation, tiled floor, tiled walls, W/C, vanity sink unit with a mixer tap, spotlights, bath with an over head shower and a wall mounted radiator.

Outside

Front

Laid to Lawn and mature shrubbery.



Rear

Laid to Lawn, Detached garage, Parking to the rear of the property.

Tenure

Leasehold

Council Tax

B

Other Information

Water mains or private? Mains

Parking arrangements? Parking at the Rear

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTP

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)

24 BRAITHWAITE ROAD
LOWTON
WAS 2NY

Energy rating
D

Valid until: 14 January 2031

Certificate number: 5239-6129-8000-0172-3296

Property type

Mid-terrace house

Total floor area

66 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





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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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