



Durrell Way, Lowton, WA3 2LG

***Offers in Excess of
£229,950***

Discover the charm of this delightful Three Bedroom Semi-Detached Family Home presented by Stone Cross Estate Agents. Nestled in the heart of Lowton on a popular development, this property features an inviting entrance hall, a cozy lounge, a spacious kitchen/breakfast area, a welcoming conservatory, and a convenient cloakroom – all on the ground floor. Upstairs, three bedrooms and a modern family bathroom with a stylish three-piece suite await. Outside, a front driveway provides off-road parking and a garden, while the rear boasts an enclosed garden with artificial grass and inviting patio areas. Your ideal family haven awaits.

*****Contact Us Now To Arrange A Viewing!!*****

- Three Bedrooms
- Semi-Detached
- Driveway
- Front and Rear Gardens
- Cul De Sac Location
- Conservatory

Entrance Hall

Via a UPVC double glazed door to the front elevation, double glazed windows to the side elevation and a wall mounted radiator.

Cloackroom

UPVC double glazed window to front elevation, wall mounted radiator, vanity sink unit, W/C, laminate floor.

Lounge

15' 8" x 14' 6" (4.77m x 4.42m)

UPVC double glazed window to front elevation, feature fire surround with living flame gas fire, laminate floor, coving, textured ceiling, ceiling light point, two wall mounted radiator and stairs to first floor.

Kitchen/Breakfast Room

14' 6" x 8' 2" (4.42m x 2.49m)

UPVC double glazed window to the rear elevation and a UPVC double glazed French doors which lead to the conservatory, the kitchen is fitted with various wall base and draw units, breakfast area, single drainer stainless steel sink unit, with a oven hob and extractor, the walls are part tiled and there is a tiled floor, integrated wine chiller, spotlights, space for fridge/freezer, plumbing for washing machine and space for a dishwasher.

Conservatory

UPVC double glazed French doors which lead to outside and UPVC double glazed windows to the surround.

First Floor

Landing

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

Bedroom One

13' 11" x 8' 6" (4.24m x 2.59m)

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

Bedroom Two

10' 1" x 8' 0" (3.07m x 2.44m)

UPVC double glazed window to rear elevation and ceiling light point.

Bedroom Three

7' 5" x 5' 9" (2.26m x 1.75m)

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



Bathroom

UPVC double glazed window to rear elevation, fitted with a three piece suite which comprises, W/C, bath with shower over, vanity sink unit, tiled walls, tiled floor, heated towel rail and ceiling light point.

Outside

Front Garden

To the front is a tarmac driveway, with a garden which is laid mainly to lawn with trees and shrubs, there is also access to the rear garden.

Rear Garden

The rear is enclosed with a garden with artificial grass, two sheds and a paved patio area, isn't overlooked and exposed to sunshine until about 7pm. Also an additional enclosed paved area to the side of the house and double gates which can be opened up to provide additional parking if needed.

Tenure

Leasehold

Council Tax

C

Other Information

Water mains or private? Mains

Parking arrangements? Parking at the front of the property

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTP

If there are restrictions on covenants? No

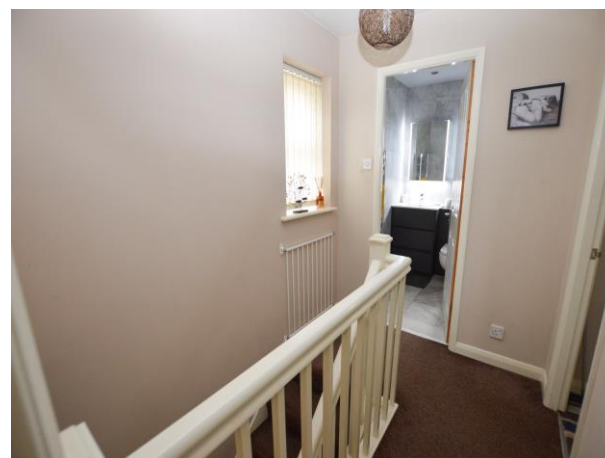
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

Gov has confirmed a single side or rear extension would be authorized.

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)

47 Durrell Way Lowton WARRINGTON WA3 2LG	Energy rating C	Valid until: 11 January 2034 Certificate number: 7234-5729-1300-0642-3296
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Property type	Semi-detached 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 C. It has the potential to be B.

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

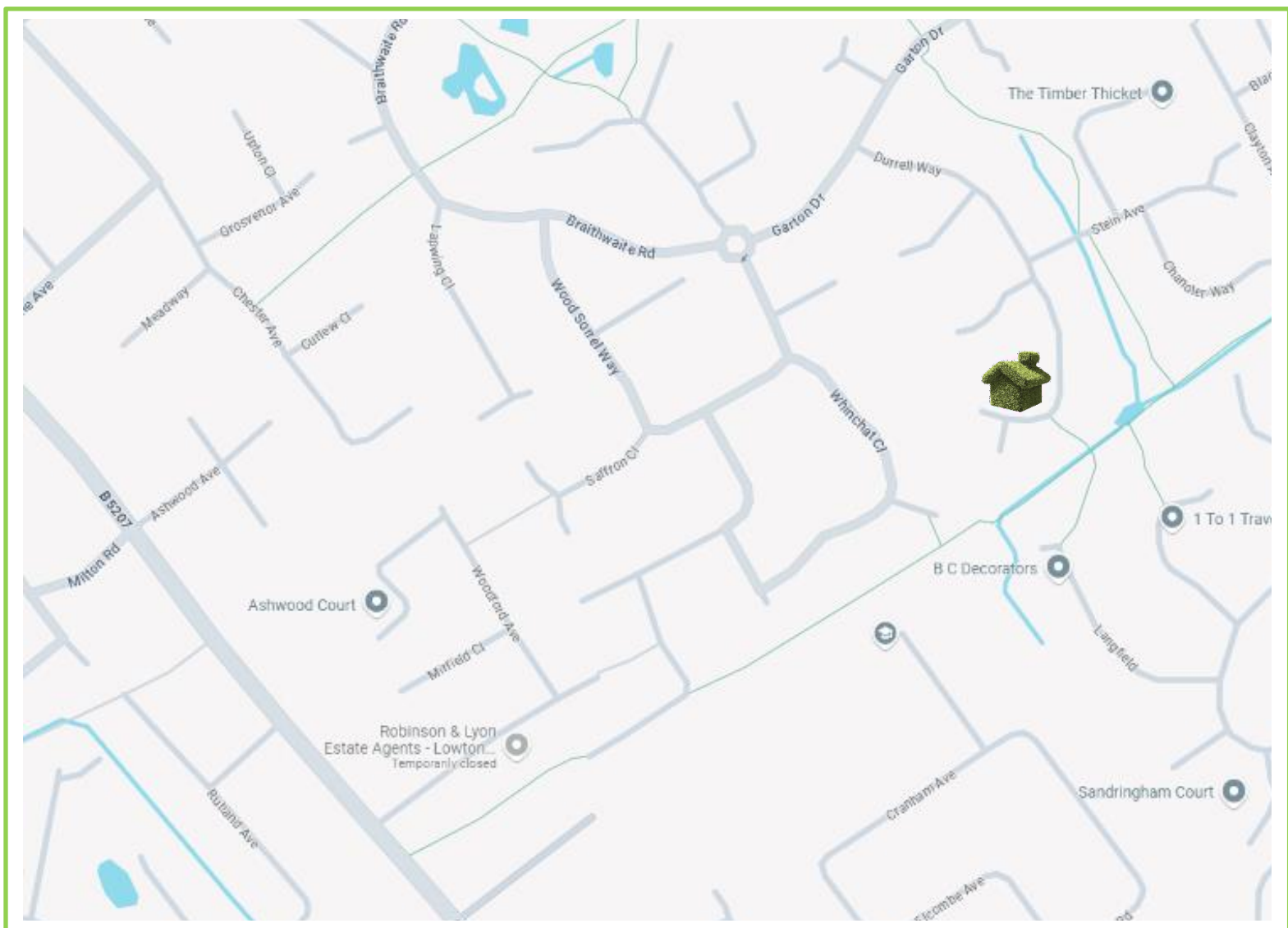
The graph shows this property's current and potential energy rating.

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

sales@stonecrossea.co.uk