



Moorfield Crescent, Lowton, WA3 1AJ

**Offers in Excess of
£249,950**

*Stone Cross Estate Agents are delighted to present this semi detached house situated in a quiet, semi rural location, just off Pocket Nook Lane. The property comprises of a lounge/diner, kitchen, orangery, bathroom, two bedrooms and a loft room, which is currently being used as a bedroom. Outside there are gardens to the front and rear, a driveway, an outdoor entertaining room and garage. ****Contact us to book a viewing*****

- Three Bedrooms
- Semi-Detached
- Enclosed Rear Garden
- Driveway
- Two Reception Rooms

Entrance Hallway

Via Composite door to the front elevation, laminate flooring, storage, meter cupboard, stairs to the first floor, wall mounted radiator, ceiling light point and under stairs storage.

Lounge/Diner

10' 6" x 22' 11" (3.2m x 6.99m)

UPVC double glazed window to the front elevation, two wall mounted radiators, two ceiling light points, laminate flooring and double doors to the utility.

Kitchen

16' 4" x 7' 4" (4.98m x 2.24m)

UPVC double glazed window to the side elevation, spotlights, ceramic sink unit with a swan tap, plumbing for a washing machine, integrated dishwasher, space for a fridge/freezer, tiled flooring, part tiled walls, gas hob and extractor, hot point oven and UPVC double glazed door to the rear elevation.

Utility

UPVC double glazed window to the rear elevation and side elevation, wall mounted radiator, spotlights and laminate flooring.

Upstairs

First Floor Landing

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

Bedroom One

11' 5" x 11' 6" (3.48m x 3.51m)

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

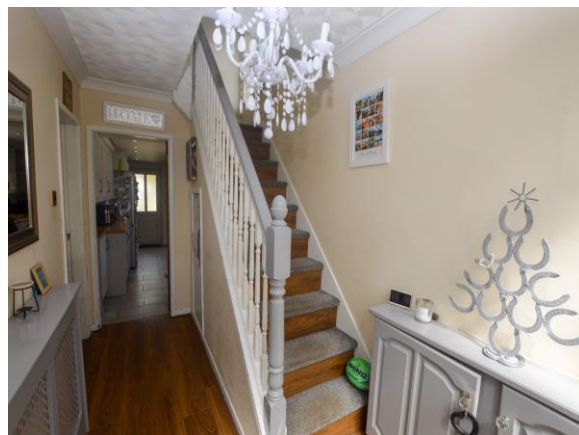
Bedroom Two

11' 1" x 10' 6" (3.38m x 3.2m)

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

Bathroom

UPVC double glazed frosted window to the side elevation, ceiling light point wall mounted radiator, W/C, bath with an over head shower, wash hand basin, part tiled walls and a storage cupboard.



Second Floor

Second Floor Landing

Velux window, ceiling light point and storage.

Loft Room

9' 4" x 14' 1" (2.84m x 4.29m)

Velux window, ceiling light point, wall mounted radiator and storage in the eaves.

Outside

Front

Integrated Garage

Up and Over Door, UPVC double glazed door to the rear elevation, power and lighting.

Rear

Detached Garage

UPVC bi-folding doors to the rear elevation, Up and Over door to the front elevation, power and lighting.

Tenure

Freehold

Council Tax

B

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Wire

If there are restrictions on covenants? No

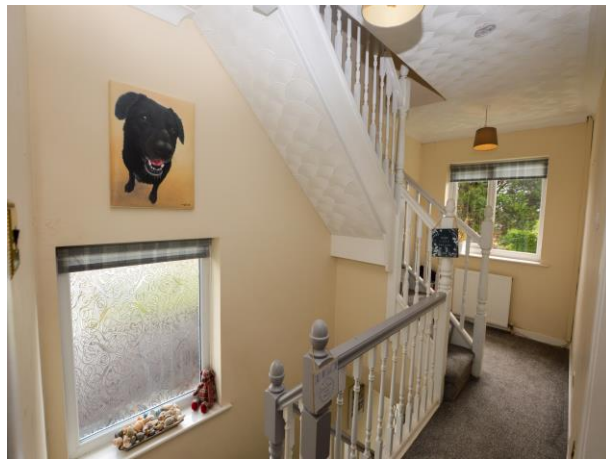
Is the property of standard construction? Yes

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)		
2, Moorfield Crescent Lowton WARRINGTON WA3 1AJ	Energy rating E	Valid until: 13 February 2026
		Certificate number: 8204-8621-3029-9297-0263
Property type	Semi-detached house	
Total floor area	103 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 E. It has the potential to be C.

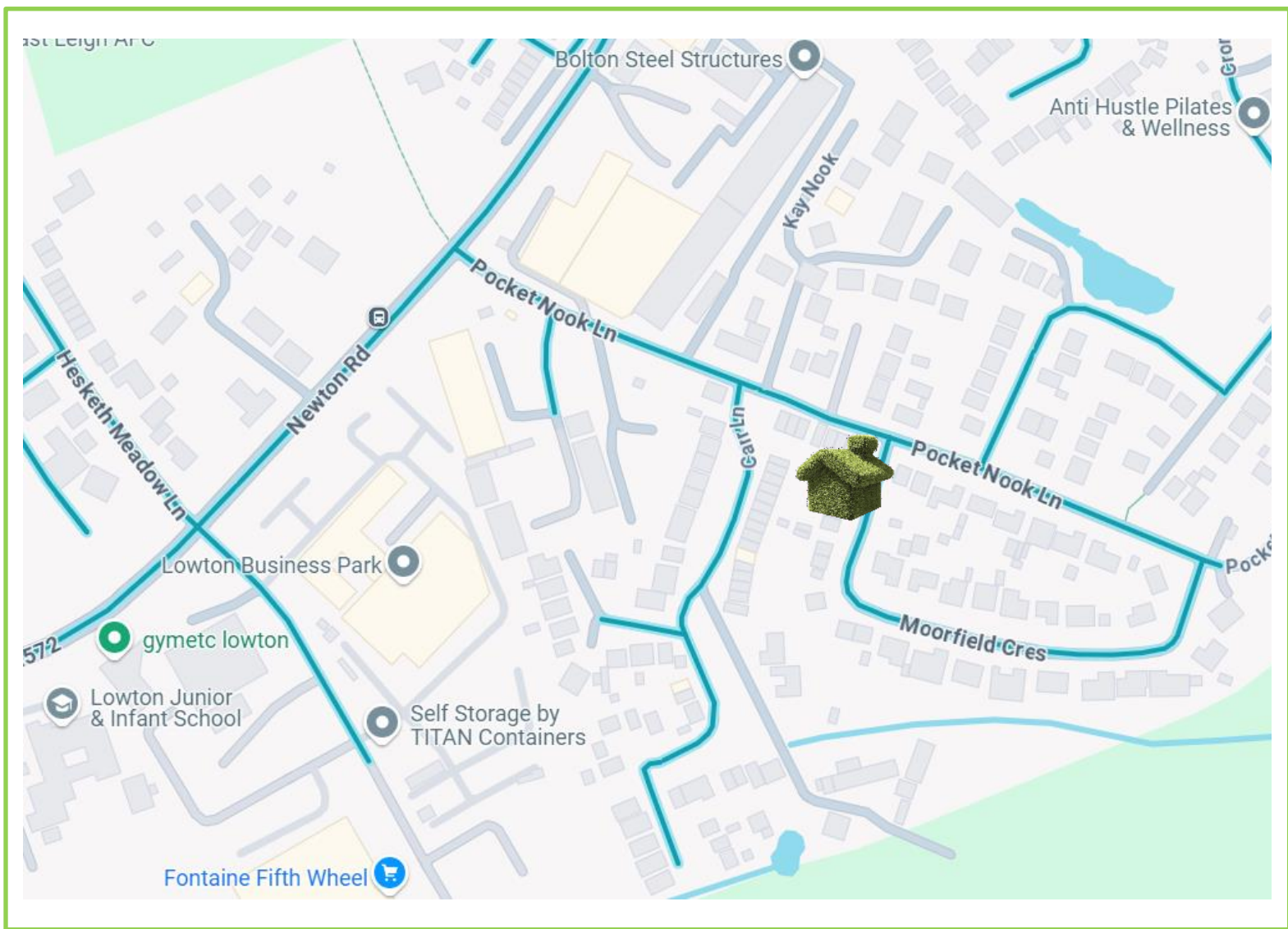
[See how to improve this property's energy efficiency.](#)

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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