



Spruce Close, Lowton, WA3 2DG

*Offers in Excess of
£299,950*

*This charming home enjoys a convenient location, just a short distance from a variety of local amenities including shops, reputable schools, and a selection of pubs and eateries. Excellent transport links are also within easy reach, with nearby bus routes and quick access to the East Lancashire Road (A580), making commuting a breeze. The accommodation briefly comprises: a welcoming entrance hallway, a spacious lounge, a well-appointed kitchen, a dining room, two generously sized bedrooms — the master benefiting from its own en-suite — and a modern family bathroom. Externally, the property continues to impress. To the front, you'll find a beautifully maintained lawned garden with mature shrubbery, a driveway providing off-road parking, and access to the garage. The rear garden offers a private and peaceful retreat, featuring a lawned area, attractive stone sections, and a charming summer house — ideal for relaxing or entertaining.. **Contact us now to arrange a viewing***

- Two Bedrooms
- True Bungalow
- NO CHAIN
- Two Reception Rooms
- Two Bathrooms
- Garage

Entrance Hallway

UPVC double glazed frosted door to the front elevation, wall mounted radiator, laminate flooring, ceiling light point and a storage cupboard which is housing the boiler.

Lounge

17' 5" x 11' 7" (5.32m x 3.52m)

UPVC double glazed window to the front elevation, ceiling light point, two wall mounted radiators and two wall light points.



Dining Room

10' 1" x 9' 11" (3.07m x 3.01m)

UPVC sliding door to the rear elevation, ceiling light point and a wall mounted radiator.



Kitchen

9' 9" x 8' 8" (2.96m x 2.65m)

UPVC double glazed door to the side elevation, UPVC double glazed window to the side elevation, wall base and drawer units, laminate flooring, wall mounted radiator, ceiling light point, part tiled walls, Zanussi hob and a hi level oven, integrated fridge/freezer and a stainless steel sink unit with a swan tap.



Bedroom One

13' 0" x 10' 6" (3.96m x 3.21m)

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

Ensuite

Vanity sink unit, W/C, laminate flooring, part tiled walls, shower cubicle, wall mounted radiator and a ceiling light point.

Bedroom Two

10' 1" x 8' 9" (3.07m x 2.67m)

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



Bathroom

6' 2" x 5' 6" (1.89m x 1.67m)

UPVC double glazed frosted window to the side elevation, vanity sink unit, W/C, laminate flooring, tiled walls, spotlights, corner shower unit, heated towel radiator and a ceiling light point.

Outside

Front

Garage, Driveway, Laid to lawn and shrubbery.

Rear

Laid to Lawn, Stoned areas and a summerhouse.

Tenure

Freehold

Council Tax

C

Other Information

Is the water supply mains or private? Mains

Parking arrangements? Driveway

Is there a flooding risk? No

Coal mining issues? No

Type of broadband i.e. wire, cable, FTTC, FTTP? Virgin

Is there any restrictions on the covenant? 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 Spruce Close Lowton WARRINGTON WA3 2DG	Energy rating C	Valid until:	24 July 2035
		Certificate number:	0360-2995-6530-2025-0385
Property type		Detached bungalow	
Total floor area		63 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 C.

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

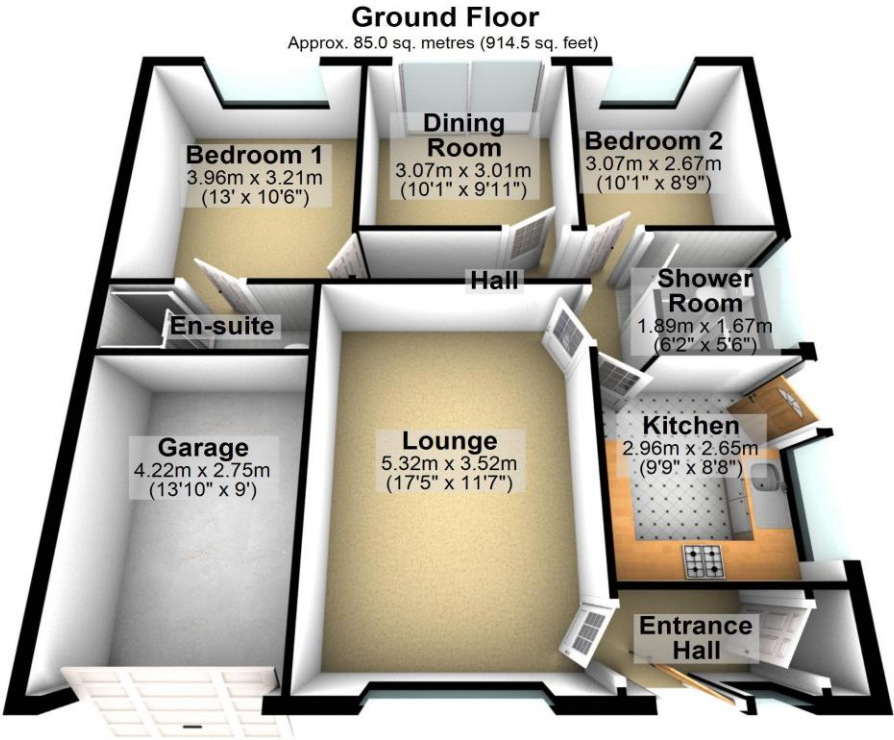


The graph shows this property's current and potential energy rating.

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.

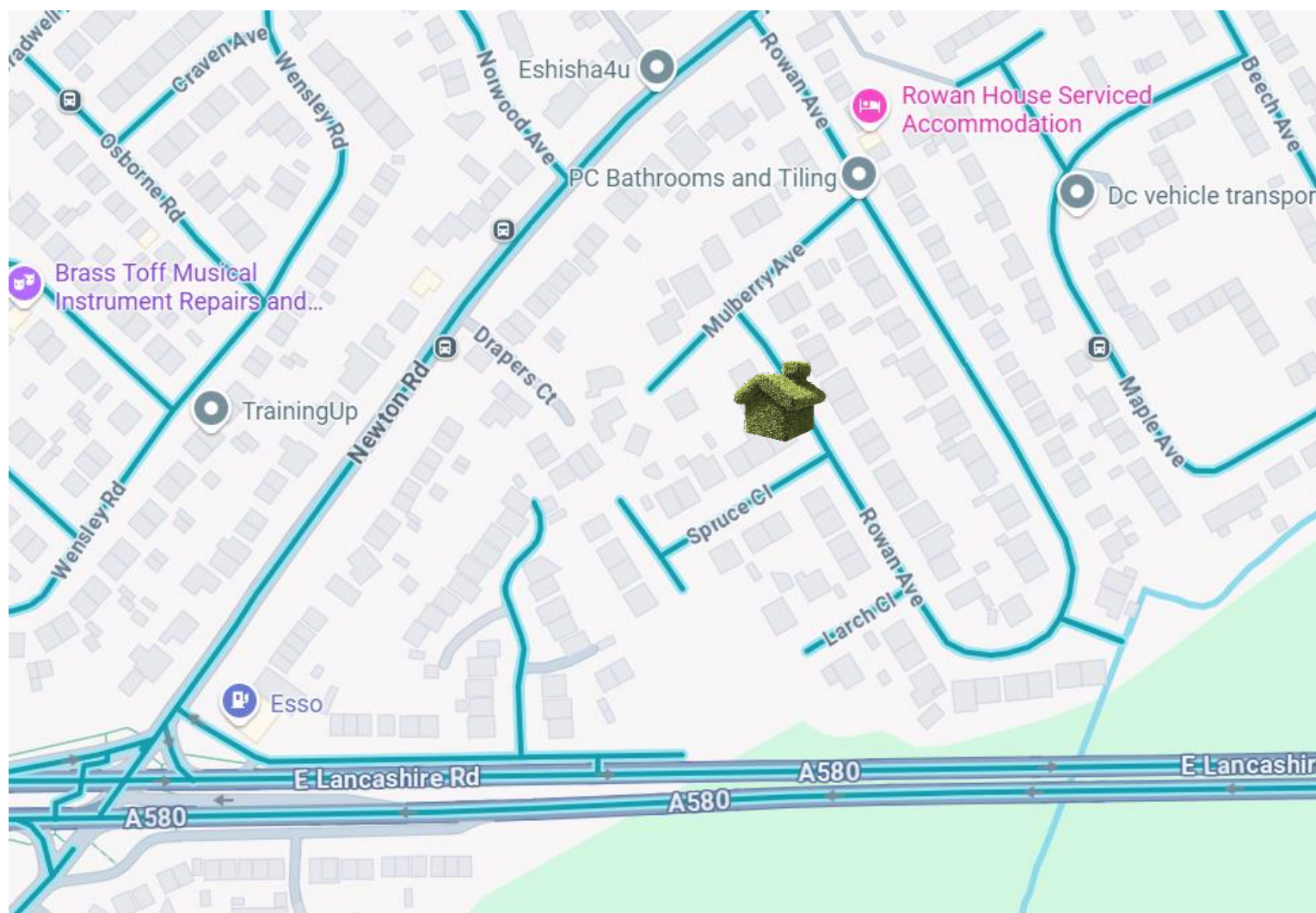
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



Total area: approx. 85.0 sq. metres (914.5 sq. feet)

This Floorplans is for illustration purposes only.
Plan produced using PlanUp.



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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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