



## Church Lane, Lowton, WA3 2QZ

**Offers in Excess of  
£324,950**

*Offering to the market this semi detached family home that is located away from a popular main road position in the well sought after village of Lowton St Luke's opposite St Lukes Primary School. Offers excellent access to The East Lancashire Road (A580) and The National Motorway Network. A short walk away from a selection of local amenities. Comprises of entrance, vestibule, lounge with feature brick fire and log burning fire, 2nd reception/dining room, kitchen with fully fitted kitchen to the ground floor, to the first floor comprises of two bedrooms and family bathroom and two bedrooms to the second floor. Externally there is parking for several cars and a laid to lawn garden with borders to the front and to the rear there is an enclosed paved suntrap garden.*

- Four Bedrooms
- Semi-Detached Property
- Two Reception Rooms
- Gardens Front & Rear
- Sought After Area



### **Entrance**

*Via a composite front door.*

### **Lounge**

*14' 7" x 14' 1" (4.44m x 4.29m)*

*UPVC double glazed window to the front elevation, wall mounted radiator, laminate wood floor and feature log burner effect gas fire incorporated in a feature fire surround.*

### **Dining Room**

*14' 7" x 14' 7" (4.44m x 4.44m)*

*UPVC double glazed window to the side elevation, wall mounted radiator, laminate wood floor and feature fireplace.*

### **Kitchen**

*14' 5" x 8' 2" (4.39m x 2.49m)*

*Two UPVC double glazed windows to the rear elevation, rear door to the side elevation, wall mounted radiator, selection of fitted units incorporating electric oven, electric hob, extractor hood, integrated fridge freezer and washing machine, ceiling light point, skylights and a sink unit.*

### **First Floor**

#### **Landing**

*UPVC double glazed window to the side elevation.*

#### **Bedroom One**

*14' 6" x 11' 5" (4.42m x 3.48m)*

*UPVC double glazed window to the front elevation and wall mounted radiator.*

#### **Bedroom Two**

*10' 9" x 7' 1" (3.27m x 2.16m)*

*UPVC double glazed window to the rear elevation and wall mounted radiator.*

#### **Bathroom**

*UPVC double glazed frosted window to the rear elevation, wall mounted radiator, storage including boiler, tiled floor, tiled walls, three piece suite and separate shower cubicle.*

### **Second Floor**

#### **Bedroom Three**

*7' 8" x 14' 3" (2.34m x 4.34m)*

*Velux window, wall mounted radiator and built in storage.*



### **Bedroom Four**

13' 11" x 7' 6" (4.24m x 2.28m)

Two UPVC double glazed windows to the rear elevation, wall mounted radiator and built in storage.

### **Outside**

#### **Front**

Parking to front leading to an enclosed laid to lawn front garden.

#### **Rear**

Enclosed paved garden.

### **Council Tax**

B

### **Tenure**

### **Other Information**

Water mains or private? Mains

Parking Arrangements: Driveway

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

*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)

77, Church Lane  
Lowton  
WARRINGTON  
WA3 2QZ

Energy rating

D

Valid until:

2 October 2029

Certificate number:

0328-7987-6260-6051-5970

Property type

Semi-detached house

Total floor area

110 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 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

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

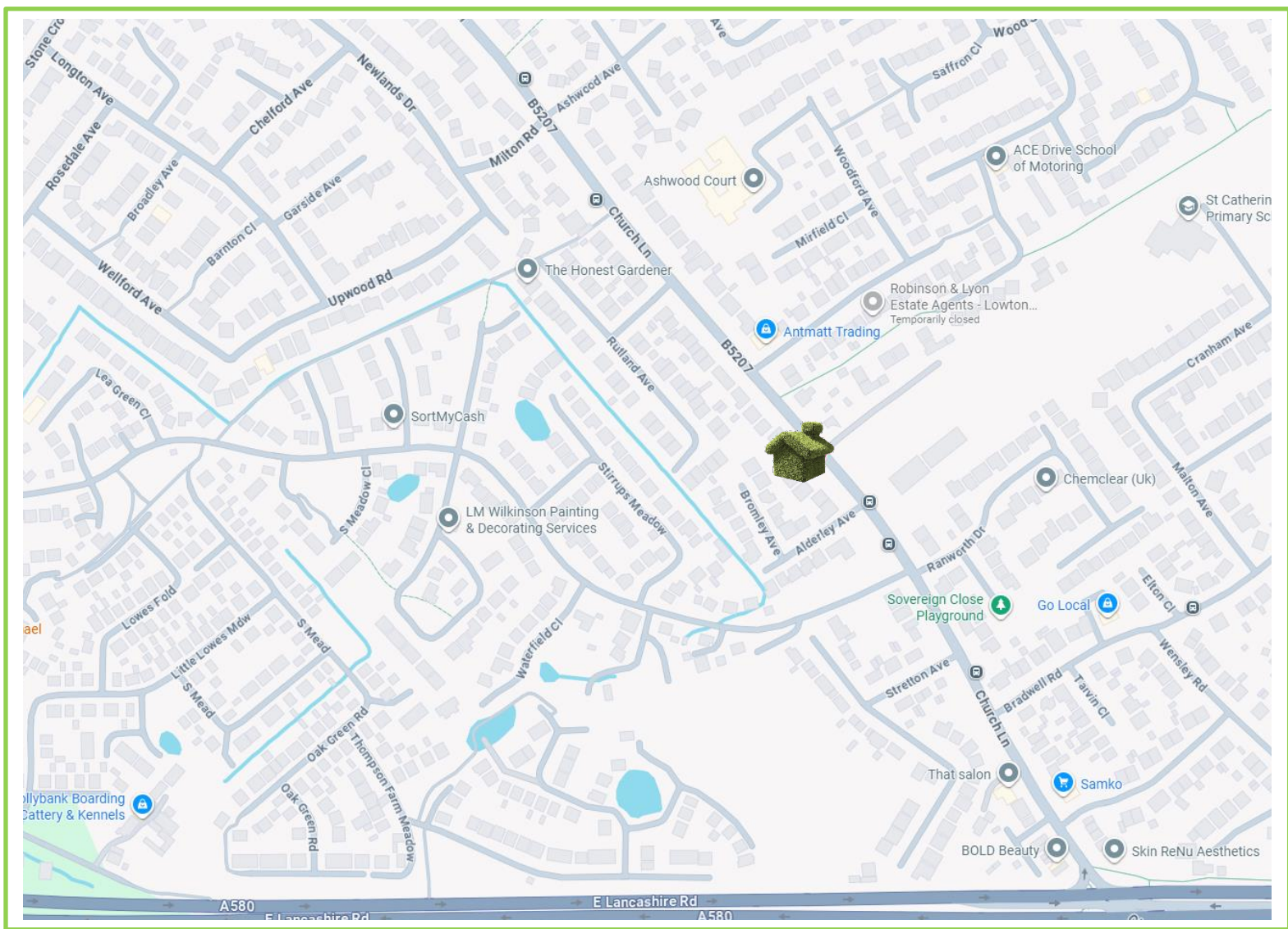
Current

Potential

57 D

80 C





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.

*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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