



## **Church Lane, Lowton, WA3 2PX**

**Offers in Excess of  
£250,000**

*Situated on one of Lowton St Luke's most prestigious lanes, sits this detached true detached bungalow. This property is well located for a range of amenities that the village has to offer ie shops, primary/secondary schools and a nice selection of public houses/eateries. Well located for The East Lancashire Road (A580), which offers a wide range of commuting possibilities. Comprising of entrance/reception room, hallway, lounge, kitchen/breakfast room, two bedrooms and bathroom. Externally is an enclosed block paved driveway providing off road parking for several cars leading to a single garage and a laid to lawn garden with mature borders, and to the rear is an enclosed laid to lawn garden with mature shrubs and borders with a paved patio area.*

- True Detached Bungalow
- Two Reception Rooms
- Kitchen
- Two Bedrooms
- Gardens Front & Rear
- Driveway and Garage

**NO CHAIN**



### **Entrance/Reception Room**

10' 2" x 8' 7" (3.09m x 2.62m) Via UPVC part double glazed lead door to the side elevation, UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, wall mounted light point, wall mounted radiator and entrance to hallway.

### **Hallway**

Doors to all other rooms, loft hatch, storage cupboard housing boiler, 2 x wall mounted light points and wall mounted radiator.

### **Lounge**

17' 9" x 12' 2" (5.41m x 3.72m) UPVC double glazed window to the front elevation, UPVC double glazed window to the rear elevation, electric fire within feature fire surround, two wall mounted light points, ceiling light point and two wall mounted radiators.

### **Kitchen/Breakfast Room**

11' 9" x 9' 1" (3.58m x 2.76m) UPVC double glazed window to the rear elevation, UPVC part double glazed door to the rear elevation, wall, base, drawer units, single drainer sink unit with mixer tap, space for cooker, space for fridge, part tiled walls, 6 spotlights to ceiling. wall mounted radiator and laminate wood flooring.

### **Bedroom One**

12' 7" x 11' 9" (3.84m x 3.59m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Two**

13' 11" x 10' 8" (4.24m x 3.26m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bathroom**

Two UPVC double glazed frosted windows to the side elevation, double shower cubicle with mains shower, vanity sink unit, WC, fully tiled walls, four spots to ceiling, wall mounted heated towel rail, and tiled flooring.



## **Outside**

### **Front**

*To the front is an enclosed laid to lawn garden with mature borders and a large block paved driveway providing off road parking for several vehicles leading to an attached garage.*

### **Rear Garden**

*To the rear is an enclosed laid to lawn garden with a laid to lawn garden, mature borders with plants and shrubs, a pond, and a paved patio area.*

### **Garage**

*Single garage with up and over door, UPVC double glazed window to the side elevation, UPVC part double glazed door to the rear elevation, power, lighting and plumbing for a washing machine.*

### **Council Tax Band**

**C.**

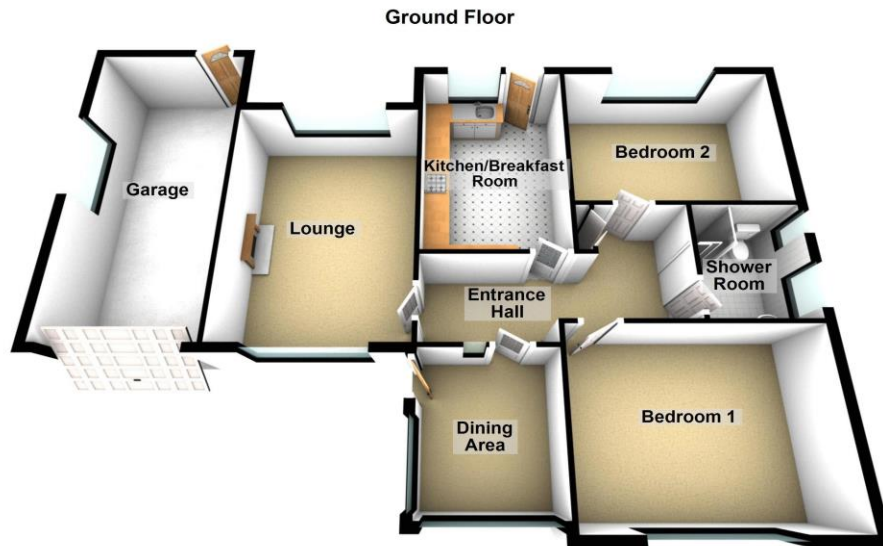
### **Tenure**

*Freehold.*

***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.***







This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

10/27/2020

Energy performance of buildings register

## Energy performance certificate (EPC)

68 CHURCH LANE LOWTON WA3 2PX	Energy rating  <b>D</b>
Valid until 26 October 2030	Certificate number 9300-2903-7000-2020-2131

**Property type**  
Detached bungalow

**Total floor area**  
81 square metres

### Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9300-2903-7000-2020-2131>

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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.