



**41 Sandy Lane, Lowton, Warrington, WA3 1DH**  
**£164,950**

## The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom mid terraced house, situated in Lowton. Benefiting from modern decor throughout, gas central heating and generous sized rear garden.

The living accommodation briefly comprises of; open plan lounge/diner and kitchen. To the first floor, 2 double bedrooms and large bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - 940 years remaining

£5pa ground rent

Council tax band - A

### GROUND FLOOR

#### Lounge area 12'11" x 13'1" (3.95m x 4.01m)

High quality wood effect laminate flooring with open aspect through to the dining area and blind

#### Dining area 8'9" x 10'5" (2.68m x 3.20m)

High quality wood effect laminate flooring with stairs leading to the first floor and blind

#### Kitchen 7'11" x 8'9" (2.42m x 2.68m)

High quality vinyl flooring with access to the rear garden and spotlighting. A range of fitted kitchen units, worktops and space for free-standing kitchen appliances

### FIRST FLOOR

#### Bedroom 11'0" x 13'2" (3.37m x 4.03m)

Carpet flooring with window to the front elevation and curtains

#### Bedroom 10'11" x 7'5" (3.34m x 2.28m)

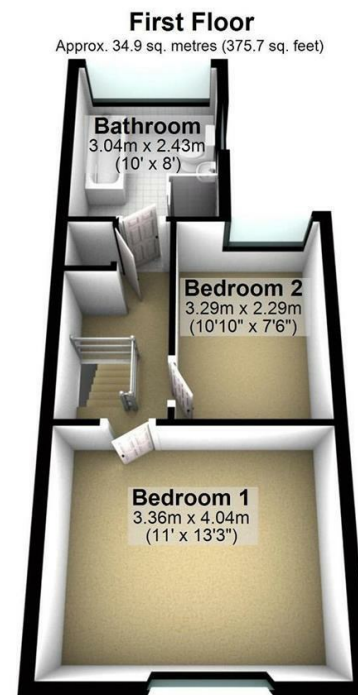
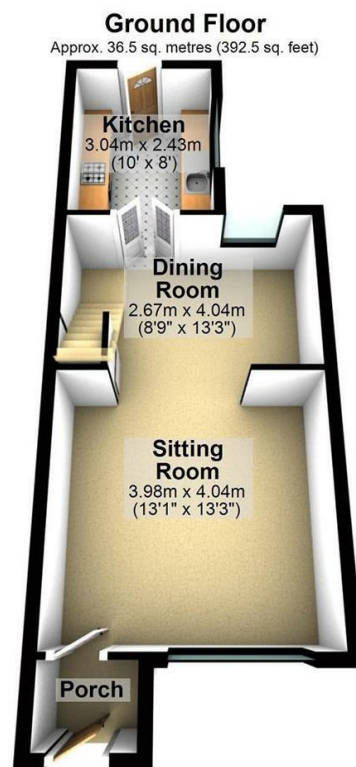
Carpet flooring with window to the rear elevation and curtains

### Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, separate showering enclosure, radiator and blind

### EXTERNAL

Block paved rear garden with gated access to service alley. Roadside parking to the front of the property.



Total area: approx. 71.4 sq. metres (768.2 sq. feet)