



**Southmead, Lowton, WA3 2XE**

**£96,000**

*Stone Cross Estate Agents are thrilled to offer this beautiful three-bedroom end mews home in the sought-after Lowton area, available with 40% shared ownership. Located in the prestigious Lowton Heath development, this property offers easy access to Manchester and Liverpool via the A580 and motorways. The ground floor features a welcoming hall, spacious lounge/diner (with access to the considerable amount of under stair storage), kitchen, and cloakroom. Upstairs, you'll find three bedrooms and a family bathroom. With off-road parking to the side of the house and an enclosed garden at the rear, this home combines convenience and comfort. Don't miss out! **\*\*Please Contact Us To Arrange A Viewing Today 01942 356266\*\****

- Three Bedrooms
- Semi-Detached
- Two Bathrooms
- Driveway
- Enclosed Rear Garden

### **Entrance Hallway**

Composite door, laminate flooring, ceiling light point, wall mounted radiator and stairs to the first floor.



### **Lounge**

8' 8" x 10' 0" (2.65m x 3.06m)

UPVC double glazed window to the front elevation, plumbing for a washing machine, wall base and drawer units, wall mounted radiator, integrated oven, electric hob and extractor, space for a fridge/freezer, ceiling light point and a 1.5 stainless steel sink unit with a swan tap.

### **Kitchen**

15' 5" x 14' 8" (4.7m x 4.46m)

UPVC double glazed frosted door to the rear elevation, UPVC double glazed window to the rear elevation, ceiling light point, laminate flooring, wall mounted radiator and under stairs storage.



### **W/C**

### **Upstairs**

Loft access and a ceiling light point.

### **Bedroom One**

8' 6" x 13' 2" (2.59m x 4.02m)

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

### **Bedroom Two**

7' 4" x 14' 9" (2.24m x 4.49m)

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

### **Bedroom Three**

7' 10" x 10' 9" (2.38m x 3.28m)

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



### **Bathroom**

UPVC double glazed frosted window to the rear elevation, ceiling light point, wall mounted radiator, bath with an overhead shower, W/C, sink unit with tiled splash back, part tiled walls and cupboard housing the boiler.

### **Outside**

### **Front**

Driveway.



**Rear**

Laid to Lawn and Patio Area.

**Tenure**

Leasehold

**Council Tax**

C

**Other Information**

Water mains or private?

Parking arrangements?

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)

41, Southmead Lowton WARRINGTON WA3 2XE	Energy rating	Valid until:	28 November 2028
	<b>B</b>	Certificate number:	8993-4616-4139-5527-9983

Property type	End-terrace house
Total floor area	84 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 B. It has the potential to be A.

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

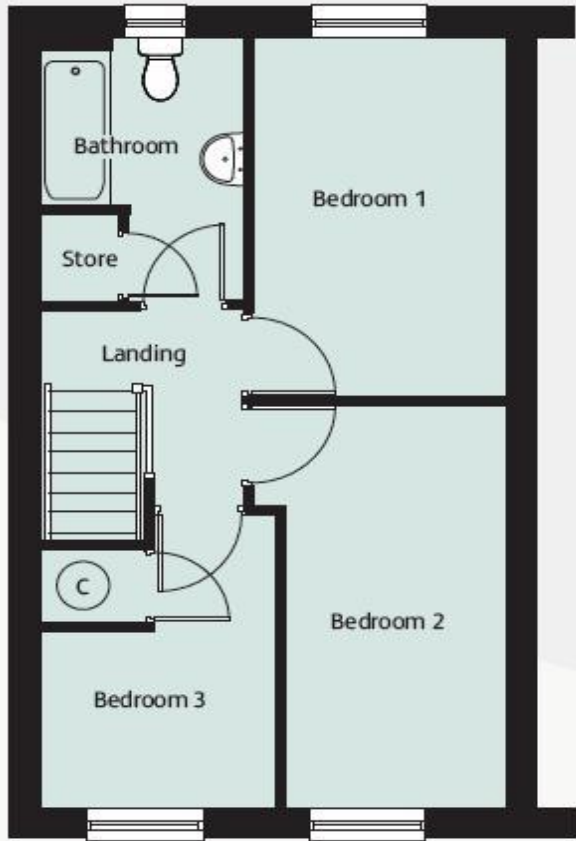
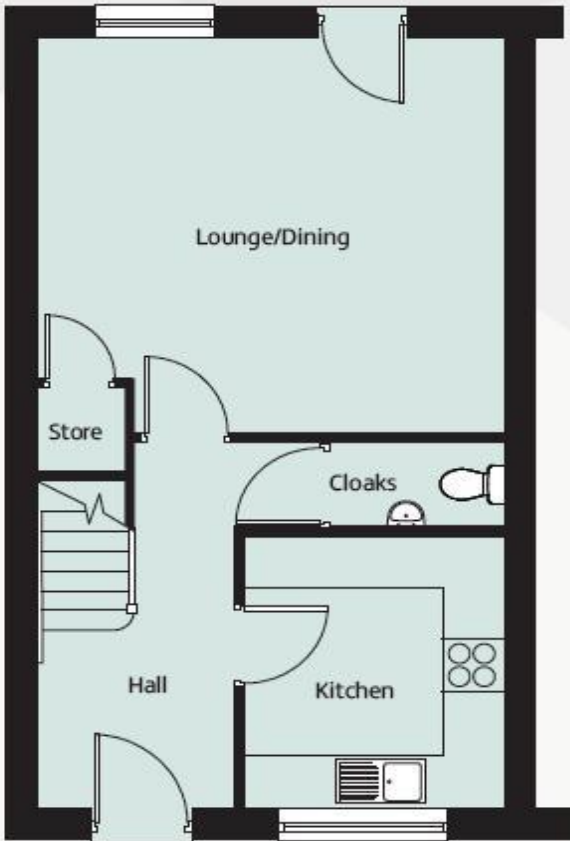


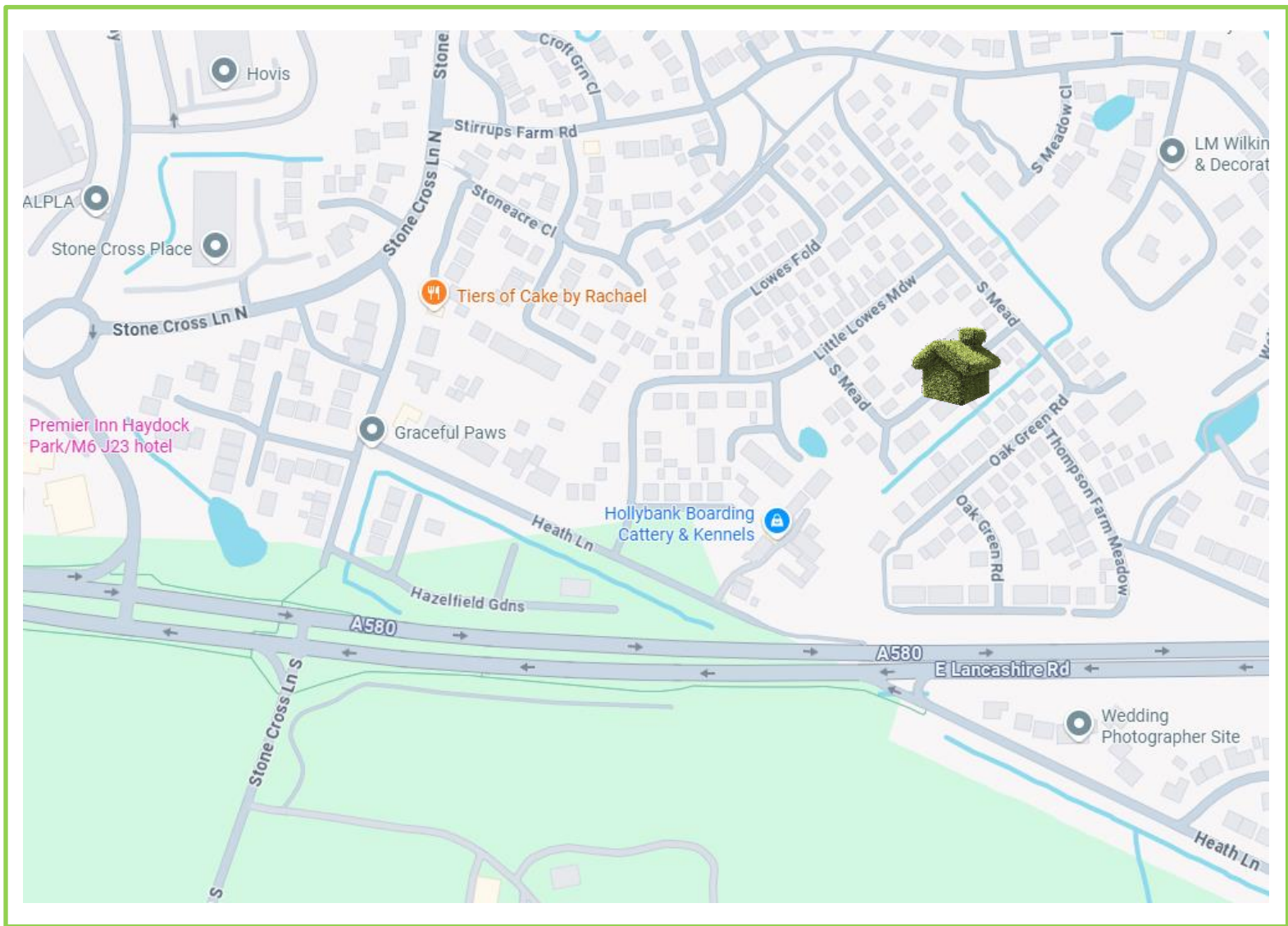
The graph shows this property's current and potential energy rating.

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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