



Slag Lane, Lowton, WA3 2EZ

**Offers in Excess of
£299,950**

*STONE CROSS ESTATE AGENTS are delighted to present this FOUR-BEDROOM DETACHED HOUSE, perfectly located on a sought-after main road with easy access to local amenities including shops, schools, and popular eateries. The property boasts a spacious lounge, a kitchen, a dining room and W/C to the ground floor. Upstairs you will find a family bathroom and four bedrooms. Outside, the home features a driveway with ample parking leading to a garage, while the rear offers a private garden perfect for relaxation and entertaining. With proximity to the East Lancashire Road (A580) and national motorway networks, this home offers convenience, style, and comfort. ***CONTACT US NOW TO ARRANGE A VIEWING****

- Four Bedrooms
- Detached
- Off Road Parking
- Enclosed Rear Garden
- Two Bathrooms

Entrance

Via a hard wood door to the side elevation and a wall mounted radiator.

Lounge

12' 6" x 19' 1" (3.80m x 5.82m)

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



Dining Room

14' 6" x 13' 1" (4.41m x 3.99m)

UPVC double glazed door to the rear elevation, two ceiling light points, stairs to the first floor and a wall mounted radiator.



Kitchen

11' 1" x 8' 10" (3.38m x 2.69m)

UPVC double glazed window to the rear elevation, hard wood door to the side elevation, spotlights, wall base and drawer units, tiled flooring, part tiled walls, plumbing for a washing machine, space for a fridge/freezer, boiler, breakfast bar and an integrated oven, hob and extractor.



W/C

UPVC double glazed frosted window to the side elevation, W/C, and a ceiling light point.

Upstairs

Bedroom One

10' 4" x 11' 7" (3.16m x 3.54m)

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

Bedroom Two

9' 9" x 12' 6" (2.98m x 3.81m)

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



Bedroom Three

7' 3" x 10' 5" (2.22m x 3.17m)

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

Bedroom Four

6' 11" x 9' 1" (2.12m x 2.78m)

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

Bathroom

5' 8" x 8' 7" (1.73m x 2.61m)

Two UPVC double glazed frosted windows to the side elevation, vanity sink unit with a mixer tap, W/C, wall mounted radiator, bath with an over head shower spotlights and tiled walls.

Outside

Front

Driveway, Laid to Lawn and mature shrubbery. Preservation order on tree at the front of the property.

Rear

Laid to Lawn, patio area and mature shrubbery.

Tenure

Council Tax

D

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? FTTC

If there are restrictions on covenants? 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) | | | |
|--|---------------------------|---------------------|--------------------------|
| 206 Slag Lane Lowton WARRINGTON WA3 2EZ | Energy rating C | Valid until: | 18 May 2035 |
| | | Certificate number: | 9562-3050-1205-5545-4200 |
| Property type | | Detached house | |
| Total floor area | | 96 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 B.

[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





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

sales@stonecrossea.co.uk