



**Stoneacre Close, Lowton, WA3 2UE**

**£129,950**

*At Stone Cross Estate Agents we are delighted to bring to the market this **GROUND FLOOR ONE BEDROOM APARTMENT** which is located on the popular **Wainhomes Heathfields Estate** which is set in a popular residential area of **Lowton**, a delightful village. Situated off the **A580 East Lancashire Road**, the village has direct access to the cities of **Manchester** to the east and **Liverpool** to the west, with the motorway network just a short distance away. The property comprises of through hallway, lounge/kitchen, one bedroom and bathroom. Externally is an allocated parking spaces to the front and to the rear is an enclosed garden with artificial grass, stones and patio area. **NO CHAIN!!! \*\*\*PLEASE CONTACT US ON 01942 356266 TO ARRANGE A VIEWING!!\*\*\****

- **Ground Floor Apartment**
- **Allocated Parking Space**
- **One Bedroom**
- **Enclosed Rear Garden**
- **Kitchen/Lounge**

### **Entrance Hallway**

Via Composite Door to the Side Elevation, ceiling light point, wall mounted radiator, storage cupboard which houses meters.

### **Lounge/Kitchen**

20' 8" x 11' 5" (6.29m x 3.48m) UPVC Double Glazed French Door to the Rear Elevation, ceiling light point and wall mounted radiator. Wall, base and drawer units, 1.5 stainless steel sink unit with mixer tap, electric oven, gas hob and extractor, space for fridge/freezer, plumbing for washing machine, ceiling light point and boiler.

### **Bedroom**

15' 2" x 13' 7" (4.62m x 4.14m) Two UPVC Double Glazed Windows to the Front Elevation, ceiling light point, wall mounted radiator, integrated wardrobe and two drawers.

### **Bathroom**

7' 5" x 5' 6" (2.26m x 1.68m) W/C, wash hand basin, double shower, wall mounted radiator, ceiling light point, part tiled walls, drawers unit and storage cupboard.

### **Outside**

#### **Front**

Parking space for one car and gate to rear.

#### **Rear Garden**

Enclosed, artificial grass, patio and stones.

#### **Tenure**

Freehold

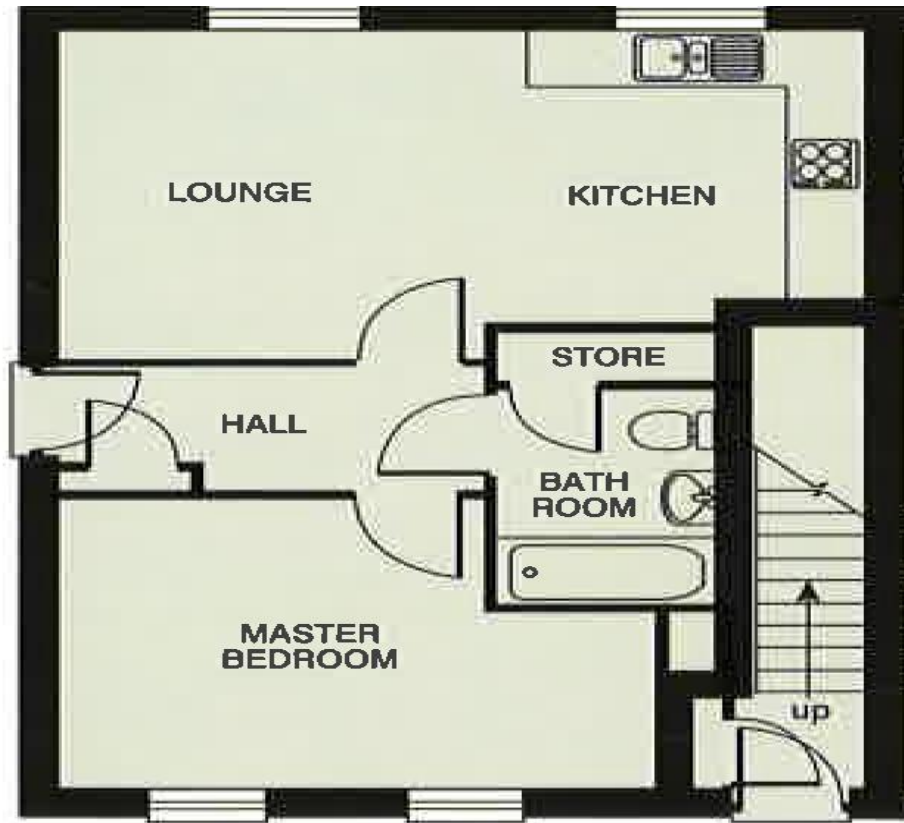
#### **Council Tax**

A

**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.**







**Type A**

***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.