



**Lowes Fold, Lowton, Warrington, WA3 2XD**

**Offers in Excess of  
£249,950**

**ESTAS AWARD WINNING 'BEST NORTH WEST ESTATE AGENT'.  
CONTACT US IF YOU HAVE A SIMILAR PROPERTY TO SELL!!**

**Stone Cross Estate Agents are delighted to bring to the market this THREE BEDROOM SEMI DETACHED FAMILY PROPERTY in the sought after "Lowton Heath" Bloor homes development. Situated off the East Lancashire Road (A580) with access to the cities of Manchester and Liverpool via the A580 with the motorway network just a short drive away. The property comprises of entrance, lounge, kitchen/diner and cloakroom to the ground floor and to the first floor there is a family bathroom and three bedrooms with the master benefitting from an en-suite. Externally to the front there is a driveway for two cars and to the rear is an enclosed paved garden with a large summerhouse.**

- **Semi-Detached**
- **Beautiful family home**
- **Three Bedrooms**
- **En-Suite to Master Bedroom**
- **Driveway**
- **Enclosed Rear Garden with summerhouse**

**\*\*\*Please contact us to to arrange a viewing\*\*\***

### **Entrance**

Via composite double glazed frosted window door, wall mounted radiator, ceiling light point, stairs to first floor and under stairs storage.

### **Lounge**

13' 5" x 15' 6" (4.089m x 4.730m) UPVC double glazed window to front elevation, UPVC double glazed bay window to side elevation, wall mounted radiator and ceiling light point.

### **Kitchen/Diner**

8' 3" x 15' 6" (2.512m x 4.737m) UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, UPVC double glazed french doors to side elevation, wall mounted radiator, ceiling light point and four spot lights. There are a range of wall, base and drawer units, oven, induction hob, extractor, integrated dishwasher, integrated fridge freezer, plumbing for washing machine and one and half sink unit with swan neck tap.

### **Cloakroom**

3' 3" x 5' 11" (0.996m x 1.805m) Wall mounted radiator, ceiling light point, part tiled walls, WC and sink unit.

### **First Floor**

### **Landing**

Ceiling light point, storage cupboard and loft access.

### **Bedroom One**

9' 5" x 9' 1" (2.864m x 2.757m) UPVC double glazed window to side elevation, wall mounted radiator, ceiling light point and integrated sliding wardrobes.

\*\*\*measurements are up to the wardrobes\*\*\*

### **En-Suite**

8' 6" x 6' 5" (2.594m x 1.947m) UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, part tiled walls, mains double shower, WC and sink unit.

### **Bedroom Two**

11' 2" x 8' 3" (3.414m x 2.512m) UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, wall mounted radiator and ceiling light point.

### **Bedroom Three**

11' 5" x 6' 11" (3.485m x 2.101m) UPVC double glazed window to side elevation, wall mounted radiator and ceiling light point.





**Bathroom**

6' 4" x 7' 6" (1.940m x 2.295m) UPVC double glazed frosted window to front elevation, heated towel rail, wall mounted radiator, ceiling light point, part tiled walls, bath with hand held shower, sink unit and WC.

**Outside****Front Garden**

Driveway for two cars, porcelain pathway to door, area laid to lawn, plants, shrubs and side gate access.

**Rear Garden**

Enclosed, porcelain tiled patio. To the rear is an 18 foot by 8 foot cabin/office/summerhouse with wooden door and UPVC double glazed window to front elevation.

**Tenure**

Freehold

**Council Tax**

C

**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.**



6/24/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		HM Government
4, Lowes Fold Lowton WARRINGTON WA3 2XD	Energy rating <b>B</b>	Valid until: 12 June 2029 Certificate number: 0465-3857-7869-9091-4395
Property type	Semi-detached house	
Total floor area	84 square metres	
<b>Rules on letting this property</b> <p>Properties can be rented if they have an energy rating from A to E.</p> <p>If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a>.</p>		
<b>Energy efficiency rating for this property</b> <p>This property's current energy rating is B. It has the potential to be A.</p> <p><a href="#">See how to improve this property's energy performance.</a></p>		<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>

Score	Energy rating	Current	Potential
92+	A		96   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0465-3857-7869-9091-4395?print=true>

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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.