



Bodden Street, Lowton, WA3 1DX

£169,995

Stone Cross Estate Agents are proud to present this charming Three Bedroom End Terrace Property situated in the heart of the village of Lowton, St Mary's. A stones throw away from Pennington flash and a short car drive to a range of local amenities ie shops, schools and local bus routes. The home consists of an entrance hall, open lounge/diner and a well appointed kitchen all located on the ground floor. Moving on upstairs, the first floor embraces three bedrooms and a family bathroom which completes interior of the home. Venture outside and to the front of the home you will find a low maintenance enclosed garden, and a enclosed laid to lawn garden at the rear. **CONTACT US NOW TO ARRANGE A VIEWING!!******

- **Three Bedrooms**
- **End Terrace**
- **Enclosed Front And Rear Gardens**
- **Lounge With French Doors Opening To The Rear Garden**
- **Modern Bathroom And Kitchen**

Entrance

UPVC double glazed frosted door to the front elevation, wall mounted radiator, ceiling light point, storage cupboard, meter cupboard and stairs to the first floor.

Lounge/Diner

22' 9" x 10' 5" (6.93m x 3.18m) UPVC double glazed bow window to the front elevation, UPVC double glazed French doors to the rear elevation, two wall mounted radiator, two ceiling light points and electric fire with mantle.

Kitchen

13' 7" x 5' 10" (4.15m x 1.79m) UPVC double glazed frosted window to the side elevation, UPVC double glazed French doors to the rear elevation, variety of wall, base and drawer units, boiler, sink unit with swan neck tap, electric oven, induction hob, wall mounted radiator and ceiling light point.

First Floor**Landing**

Ceiling light point and wall mounted radiator.

Bedroom One

11' 5" x 10' 6" (3.49m x 3.21m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and laminate flooring.

Bedroom Two

11' 0" x 8' 3" (3.36m x 2.52m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, storage cupboard and laminate flooring.

Bedroom Three

7' 7" x 6' 0" (2.30m x 1.84m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bathroom

6' 6" x 8' 4" (1.97m x 2.55m) UPVC double glazed frosted window to the rear elevation, vanity sink unit, W/C, double shower with waterfall showerhead, hand towel radiator, ceiling light point and part tiled walls.

Front Garden

Enclosed with gate, path to front door, stones and gate access to the rear.

Rear Garden

Enclosed, patio, gate with access to the front, shed and laid to lawn area with plants.

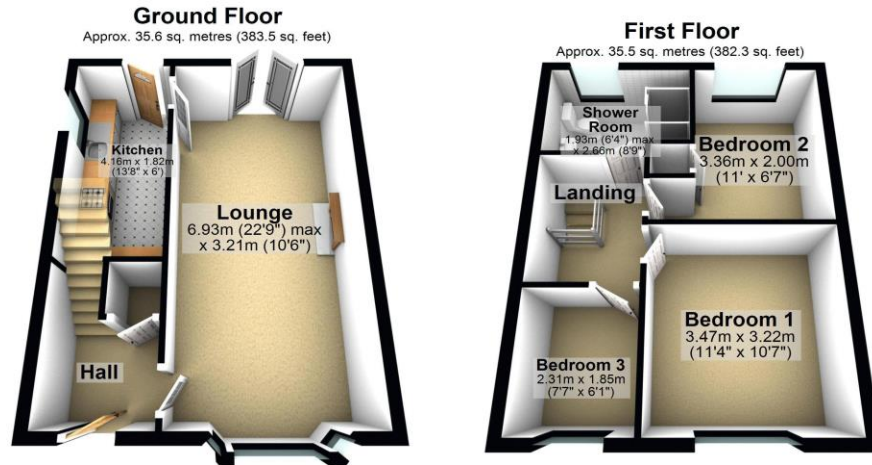


Tenure
Leasehold

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.





Total area: approx. 71.1 sq. metres (765.7 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

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

Energy performance certificate (EPC)

1 Boddan Street
Lowton
WARRINGTON
WA3 1DX

Energy rating
D

Valid until: 23 October 2033
Certificate number: 9330-2607-6300-2527-3151

Property type: End-terrace house
Total floor area: 73 square metres

Rules on letting this property

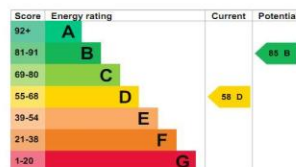
Properties can be let if they have an energy rating from A to E.

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 current energy rating is D. 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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2607-6300-2527-3151?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.