



Canaan, Lowton, WA3 1EG

£199,950

Stone Cross Estate Agents is pleased to present a meticulously maintained two-bedroom end mews house, "The Alnwick by Persimmon Homes," ideally situated in a highly sought-after locale on the cusp of Lowton and Leigh. This residence enjoys close proximity to a diverse range of local amenities, shopping outlets, esteemed educational institutions, and convenient access to the primary bus route. Furthermore, it boasts immediate proximity to the picturesque Pennington Flash Country Park. Strategically positioned for swift connectivity to the East Lancashire Road (A580) and the National Motorway Network, this property offers remarkable convenience for commuters. The ground floor of this abode comprises an inviting entrance hall, a gracefully appointed lounge, a well-appointed kitchen/diner, and a convenient cloakroom. Ascending to the first floor, you'll discover a tastefully designed family bathroom and two generously sized bedrooms. Externally, this residence boasts a driveway that effortlessly accommodates off-road parking, while the rear unveils an enclosed garden featuring a lush lawn and a patio area.

CONTACT US NOW TO ARRANGE A VIEWING!!

- **End Mews**
- **Two Bedrooms**
- **Driveway**
- **Downstairs Cloakroom**
- **Enclosed Rear Garden**

Entrance

Via composite door with two UPVC double glazed windows into the hall, wall mounted radiator, ceiling light point, laminate flooring, stairs to first floor, door to cloakroom and door to living room.

Kitchen/Diner

12' 9" x 8' 2" (3.88m x 2.49m) UPVC double glazed window to rear elevation, UPVC double glazed french doors to rear elevation, wall mounted radiator, two ceiling light points and laminate flooring. There are a range of wall, base and drawer units, integrated oven, hob, extractor, space for fridge freezer, space for washing machine, space for dryer, part tiled walls and stainless steel sink unit with mixer tap.

Lounge

15' 1" x 9' 6" (4.6m x 2.89m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and storage cupboard.

Cloakroom

UPVC double glazed frosted window to front elevation, wall mounted radiator, W/C, part tiled wall, and wash hand basin.

First Floor



Landing

Ceiling light point, doors into bedrooms and bathroom.

Bedroom One

12' 9" x 8' 6" (3.88m x 2.59m) Two UPVC double glazed windows to front elevation, wall mounted radiator, ceiling light point and storage cupboard.

Bedroom Two

12' 9" x 8' 2" (3.88m x 2.49m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.



Bathroom

Wall mounted radiator, ceiling light point, laminate flooring, part tiled walls, bath with overhead shower, shower screen, W/C and wash hand basin.



Front Garden

Driveway providing off road parking and side gate with access to the rear.

Rear Garden

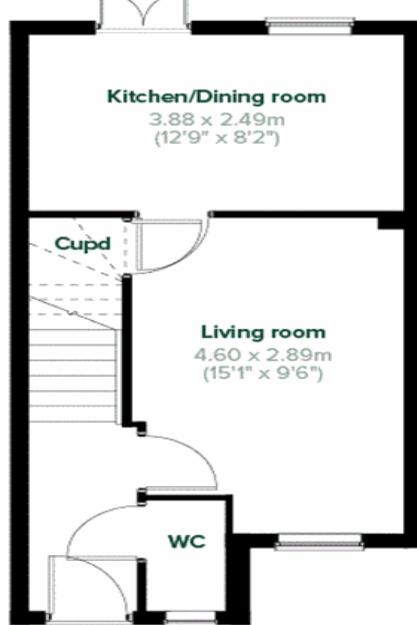
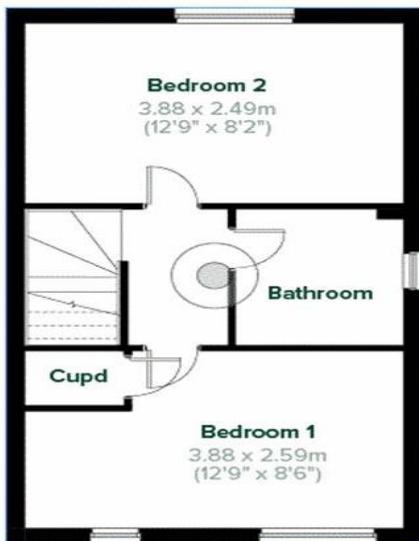
Enclosed, laid to lawn and patio area.

Tenure
Leasehold

Council Tax
B

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.





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Energy performance certificate (EPC)

78, Canaan Lowton WARRINGTON WA3 1EG	Energy rating B	Valid until: 15 June 2030
Certificate number: 0276-3806-7260-2590-7081		

Property type	End-terrace house
Total floor area	59 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 B. It has the potential to be A.

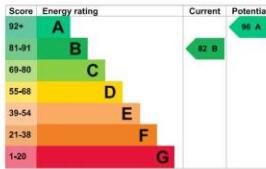
[See how to improve this property's energy efficiency.](#)

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



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.