



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.

Outside

Front Garden

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

Rear Garden

Enclosed, laid to lawn and patio area.

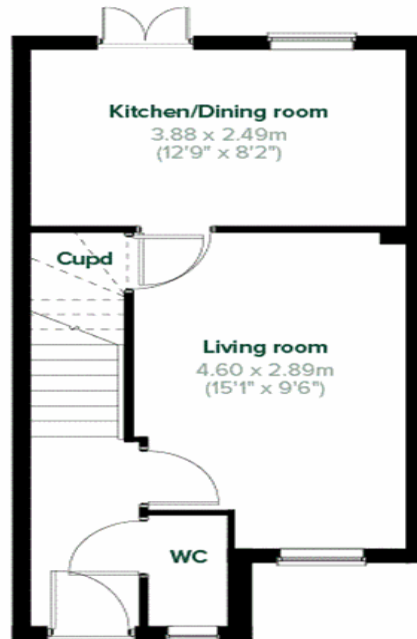
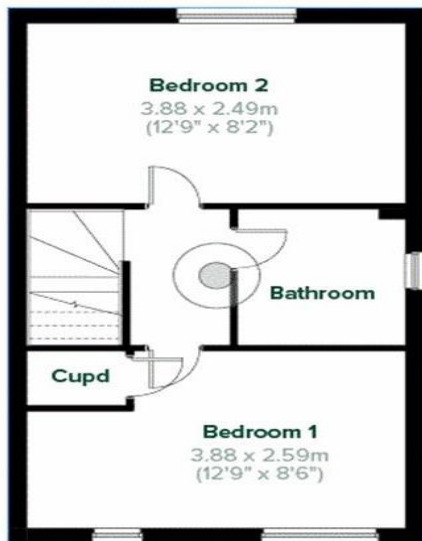


Tenure
Leasehold

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).																																			
Energy rating and score																																			
This property's current energy rating is B. It has the potential to be A.		The graph shows this property's current and potential energy rating.																																	
See how to improve this property's energy efficiency.		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.																																	
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<https://find-energy-certificate.service.gov.uk/energy-certificate/0276-3806-7260-2590-7081?print=true>

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