



**Southwell Close, Lowton, WA3 2RG**

**Offers in Excess of  
£179,950**

**Stone Cross Estate Agents proudly presents this delightful Two Bedroom Semi-Detached Home, nestled in a sought-after residential estate in Lowton. Close to village amenities including shops, schools, and recreational clubs, this charming property features an entrance hall, a lounge opening to a conservatory, and a kitchen on the ground floor. Upstairs, discover two bedrooms and a bathroom with a three-piece suite. Outside, a front driveway offers convenient off-road parking, while the rear showcases an enclosed garden with both lawn and patio areas. Don't miss the chance to make this house your new home! **\*\*Please Contact Us To Arrange A Viewing\*\*****

- **Two Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Front and Rear Gardens**
- **Conservatory**
- **Gas Central Heating**



**Entrance Hall**

Via UPVC front door to the front elevation, wall mounted radiator, and stairs to the first floor.

**Lounge**

14' 7" x 12' 7" (4.44m x 3.84m) Wooden doors which lead into the conservatory, ceiling light point, two wall light points and a fireplace with a mantle.

**Kitchen**

8' 6" x 7' 3" (2.59m x 2.21m) UPVC double glazed window to the rear elevation, part tiled walls, a variety of wall, base and drawer units, oven, hob, extractor, plumbing for washing machine, space for fridge/freezer, stainless steel sink unit with swan neck tap.

**Conservatory**

UPVC double glazed windows to the surround, UPVC double glazed French doors to the rear elevation and an electric fireplace.

**First Floor****Landing**

Wall mounted radiator and loft access.

**Bedroom One**

12' 10" x 12' 7" (3.91m x 3.84m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

**Bedroom Two**

10' 5" x 5' 11" (3.18m x 1.8m) UPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

**Bathroom**

UPVC double glazed frosted window to the rear elevation, tiled walls, three piece suite comprising of a W/C, wash hand basin and a bath with an overhead shower.

**Outside****Front Garden**

Driveway suitable for two car and a laid to lawn garden with bushes and trees.

**Rear Garden**

Enclosed, laid to lawn area, decking, patio area and plants and trees.

**Tenure**

Freehold



**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.***



### Energy performance certificate (EPC)

32 Southwell Close  
Lowton  
WARRINGTON  
WA3 2RG

Energy rating  
**D**

Valid until: **8 May 2032**  
Certificate number: 2081-6381-1208-2151-1418

Property type: Semi-detached house  
Total floor area: 64 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 energy rating is D. It has the potential to be C.

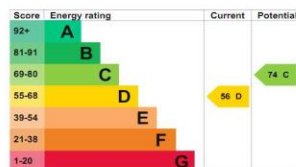
[See how to improve this property's energy efficiency.](#)

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.