



17 Chandler Way, Lowton, Warrington

**Offers in Excess of
£199,950**

Looking for your dream home in Lowton? Look no further than this stunning 2 bed semi-detached property on Chandler Way! Boasting a spacious living room, modern kitchen, and two generously sized bedrooms, this property offers plenty of space for you and your family to relax and unwind. With a beautifully landscaped garden and a private driveway, you'll have all the outdoor space you need to enjoy the fresh air and sunshine. Located in the heart of Lowton, you'll enjoy easy access to local amenities and transport links, making this the perfect home for those looking for a peaceful retreat without sacrificing convenience. Don't miss your chance to make this beautiful property your own. Contact us today to arrange a viewing and take the first step towards living in your dream home!

- **2 Bedrooms**
- **Semi-Detached**
- **Rear Garden**
- **Driveway**
- **Kitchen/Diner**
- **Feature Fire and Media Wall!**

Entrance Porch

Via composite door with side UPVC frosted windows to front elevation, wall mounted radiator, ceiling light point and laminate floor.

Lounge

13' 3" x 13' 9" (4.051m x 4.191m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, laminate floor, feature fire and media wall, stairs to first floor and under stair storage.



Kitchen

13' 9" x 8' 2" (4.179m x 2.494m) UPVC double glazed french doors to rear elevation, UPVC double glazed window to rear elevation, wall mounted radiator, two ceiling light points, part tiled walls and laminate floor. There are a range of wall, base and drawer units, space for fridge/freezer, plumbing for washing machine, oven, hob, extractor and stainless steel sink unit with swan neck tap.



First Floor

Bedroom One

11' 6" x 10' 5" (3.500m x 3.179m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bedroom Two

8' 0" x 10' 0" (2.43m x 3.04m) UPVC double glazed window to rear elevation, ceiling light point, wall mounted radiator.



Bathroom

6' 9" x 5' 7" (2.050m x 1.698m) UPVC double glazed frosted window to rear elevation, heated towel rail, ceiling light point, part tiled walls, tiled floor, bath with waterfall overhead shower, WC and vanity sink unit.



Outside

Front Garden

Laid to lawn, driveway and gate access to rear.

Rear Garden

Enclosed garden which is not overlooked, laid to lawn, patio area, gate access.

Tenure

Leasehold

Council Tax Band

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)

17, Chandler Way Lowton WARRINGTON WA3 2LR	Energy rating D	Valid until: 11 June 2029 Certificate number: 9608-5003-7276-6251-0910
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Property type
Semi-detached house

Total floor area
56 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

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.