



## **Lea Green Close, Lowton, Warrington, WA3 2UD**

**Offers in Excess of  
£199,950**

*We are delighted to bring to the market this **THREE BEDROOM END TOWN HOUSE** which is located on the popular Wainhomes Heathfields Estate which is set in a popular residential area of Lowton, a delightful village lying around two miles from Leigh, seven miles south of Wigan and 11 miles west of Manchester city centre. Situated off the A580 East Lancashire Road, the village has direct access to the cities of Manchester to the east and Liverpool to the west, with the motorway network just a short distance away. The nearest railway station is Newton-le-Willows on the Chester to Manchester Line and Liverpool to Manchester Line. Public transport in Lowton is served by buses to Manchester, Wigan Leigh and Newton-le-Willows. The property comprises of lounge, kitchen/diner and cloakroom to the ground floor and to the first floor there are three bedrooms and a family bathroom. Externally there are two allocated parking spaces to the front and to the rear is an enclosed garden mostly laid to lawn with patio area.*

- **End Town House**
- **Three Bedrooms**
- **Downstairs WC**
- **Kitchen/Diner**
- **Enclosed Rear Garden**
- **Two Allocated Parking Spaces**

**\*\*\*PLEASE CONTACT US ON 01942 356266 TO ARRANGE A VIEWING\*\*\***

### **Entrance**

Via composite door with double glazed frosted window, wall mounted radiator, ceiling light point, laminate floor and stairs to first floor.

### **Lounge**

11' 8" x 15' 3" (3.550m x 4.645m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point, laminate floor and under stairs storage.

### **Kitchen/Diner**

14' 9" x 8' 9" (4.498m x 2.661m) UPVC double glazed window to rear elevation, UPVC double glazed french door to rear elevation, wall mounted radiator and ceiling light point. There are a range of wall, base and drawer units, oven, gas hob, extractor, one and half stainless steel sink unit with mixer tap, space for fridge freezer and plumbing for washing machine.

### **Cloakroom**

2' 11" x 5' 8" (0.879m x 1.724m) UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, part tiled wall, laminate floor, WC and sink unit.

### **First Floor**

### **Landing**

Ceiling light point.

### **Bedroom One**

7' 11" x 14' 9" (2.416m x 4.507m) Two UPVC double glazed windows to front elevation, wall mounted radiator and ceiling light point.

### **Bedroom Two**

8' 5" x 12' 4" (2.562m x 3.756m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

### **Bedroom Three**

6' 1" x 8' 9" (1.857m x 2.656m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

### **Bathroom**

UPVC double glazed frosted window to rear elevation, wall mounted radiator, ceiling light point, part tiled walls, bath with overhead shower, WC and sink unit.





## **Outside**

### **Front Garden**

*Two Parking Spaces, paved area with shrubs and plants down the side with area laid to lawn.*

### **Rear Garden**

*Enclosed garden laid partly to lawn with patio area and decorative stones.*

### **Tenure**

*Freehold*

### **Council Tax**

*C*

***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)

4, Lea Green Close Lowton WARRINGTON WA3 2UD	Energy rating <b>B</b>	Valid until: 8 January 2029 Certificate number: 8651-7139-6560-9281-7902
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**Property type**  
Semi-detached house

**Total floor area**  
72 square metres

### Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

***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.