



**Edge Green Lane, Lowton, WA3 3SP**

**Offers in Excess of  
£159,950**

**Stone Cross Estate Agents are delighted to introduce this fantastic three-bedroom semi-detached property, now available on the market with no chain. The ground floor of this features a welcoming hallway, a spacious lounge, a delightful dining room, and a well-appointed kitchen. Moving up to the first floor, you'll discover three bedrooms and a bathroom. Outside, there is an enclosed garden at the front, offering privacy and tranquility. Meanwhile, the rear of the property boasts a well-maintained lawn garden with a delightful patio area, perfect for relaxing or entertaining guests. This property is conveniently located near local transport links and the East Lancashire road, ensuring easy commuting. It is also within close proximity to a range of local amenities. With no chain involved and ample potential for customization, this property presents an exciting project opportunity. Don't miss out - book a viewing now to secure your chance to make this house your dream home.**

**• Three Bedroom Semi-Detached Property**

**• Dining Room overlooking the Rear Garden**

**• Great Potential to put your own Stamp on it**

**• Enclosed Rear Garden**

**• NO CHAIN**



### **Entrance**

Via hard wood door to hallway.

### **Hallway**

Stairs to the first floor, ceiling light point and wall mounted radiator.

### **Lounge**

15' 6" x 13' 0" (4.72m x 3.95m) UPVC wood effect double glazed window to the rear elevation. Ceiling light point, two wall light points, wall mounted radiator and gas fire with mantle.

### **Dining Room**

5' 9" x 9' 11" (1.76m x 3.02m) Double glazed sliding door to the rear garden. Hard wood double glazed frosted window to the side elevation and ceiling light point.

### **Kitchen**

12' 7" x 9' 11" (3.84m x 3.01m) Hard wood double glazed window to the front and side elevation. A range of fitted wall, base and drawer units, one and a half drainer sink unit with mixer tap, plumbing for washing machine, space for dryer, space for fridge/freezer, space for oven, extractor, cupboard housing the boiler, part tiled walls, ceiling light point, wall mounted radiator and under stair storage.

### **First Floor**

#### **Landing**

Hard wood double glazed frosted window to the front elevation. Ceiling light point and loft access.

#### **Bedroom One**

11' 4" x 13' 0" (3.46m x 3.95m) UPVC wood effect double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Two**

11' 4" x 9' 11" (3.46m x 3.03m) UPVC wood effect double glazed window to the rear elevation. Ceiling light point and wall mounted radiator.

#### **Bedroom Three**

5' 9" x 9' 11" (1.76m x 3.02m) Hard wood double glazed window to the front elevation. Ceiling light point and wall mounted radiator.



**Bathroom**

7' 1" x 3' 7" (2.16m x 1.098m) Hard wood double glazed frosted window to the front elevation. Three piece suite comprising of W/C, vanity sink unit and bath with over head shower, tiled walls and floor, ceiling light point and wall mounted radiator.

**Outside****Front**

Enclosed laid to lawn, gate and path leading to the front and rear elevation. Tree/plants.

**Rear Garden**

Enclosed laid to lawn with patio area. Separate area with artificial grass and raised borders. Shed and Green house.

**Tenure**

Freehold.

**Council Tax Band**

A.

**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)																																			
58 Edge Green Lane Golborne WARRINGTON WA3 3SP		Energy rating <b>D</b>	Valid until: 6 July 2033 Certificate number: 0761-3028-3203-0337-3204																																
Property type		Semi-detached house																																	
Total floor area		82 square metres																																	
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="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</a> ).																																			
<b>Energy rating and score</b> This property's current energy rating is D. It has the potential to be C. <a href="#">See how to improve this property's energy efficiency.</a>		The graph shows this property's current and potential energy rating. <b>Properties get a rating from A (best) to G (worst) and a score.</b> 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																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td>78 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td>63 D</td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C		78 C	55-68	D	63 D		39-54	E			21-38	F			1-20	G		
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**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.