



Stone Cross
ESTATE AGENTS

Abbey Road, Lowton, WA3 1EP

**Offers in Excess of
£199,950**

Stone Cross Estate Agents proudly presents a charming Three Bedroom Detached Family Home which is in need of modernizing, is located on the coveted Poplars Estate behind

Lowton High School. Conveniently situated near shops, restaurants, and bus routes along St Helens Road to Leigh, Wigan, and St Helens. Easy access to the East Lancashire

Road. This property features a lounge and open plan kitchen/dining area on the ground floor, while the first floor boasts three bedrooms and a wet room. Outside, a driveway and garage grace the front offering ample off road parking, and an overgrown garden awaits your touch to the rear. NO CHAIN!! Contact Us Now To Arrange A Viewing!!!

- **Three Bedrooms**
- **Detached Family Home**
- **Driveway**
- **Garage**
- **Enclosed Rear Garden**
- **NO CHAIN!!**

Entrance

Via UPVC Double Glazed Door to the Front Elevation into the porch, UPVC Double Glazed Window to the surround.

Lounge

12' 10" x 19' 3" (3.92m x 5.87m) UPVC Double Glazed Window to the Front Elevation, UPVC Double Glazed Door to the Front Elevation, wall mounted radiator, two ceiling light points, under stairs storage, meter cupboard and stairs to first floor.



Kitchen/Diner

8' 5" x 19' 3" (2.56m x 5.86m) Two UPVC Double Glazed Windows to the Rear Elevation, wall, base and drawer units, integrated microwave, oven, hob, extractor, one and a half stainless steel sink unit with mixer swan neck tap, plumbing for washing machine, half size dishwasher, space for fridge freezer, wooden door, two ceiling light points and wall mounted radiator.

First Floor

Landing

UPVC Double Glazed Frosted Window to the Side Elevation, ceiling light point and loft access.



Bedroom One

12' 2" x 10' 7" (3.71m x 3.22m) UPVC Double Glazed Window to the Front Elevation, ceiling light point and wall mounted radiator.



Bedroom Two

9' 4" x 10' 7" (2.85m x 3.23m) UPVC Double Glazed Window to the Rear Elevation, ceiling light point and wall mounted radiator.

Bedroom Three

8' 5" x 8' 5" (2.56m x 2.57m) UPVC Double Glazed Window to the Front Elevation, ceiling light point and wall mounted radiator.



Wet Room

8' 6" x 8' 3" (2.59m x 2.51m) Two UPVC Double Glazed Frosted Windows to the Rear Elevation, W/C, vanity sink unit, hand held shower, ceiling light point, hand towel radiator, boiler cupboard and part tiled walls.

Outside

Front Garden

Laid to lawn, access to rear, patio and driveway.

Garage

Double length garage, up and over door with power and lighting.

Rear Gardeon

Enclosed, laid to lawn, greenhouse, trees and plants.

Tenure

Council Tax

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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.



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.