



41 Sandy Lane, Lowton, Warrington, WA3 1DH
Offers over £160,000

The Property Perspective

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Property Perspective are delighted to be able to present to you this beautifully presented and maintained 2 bedroom mid terraced house, situated in Lowton. Benefiting from modern decor throughout, gas central heating and generous sized rear garden.

The living accommodation briefly comprises of; open plan lounge/diner and kitchen. To the first floor, 2 double bedrooms and large bathroom.

The property is located within a sought-after catchment area for local schooling at both Primary and Secondary levels, with schools boasting a 'GOOD to OUTSTANDING' OFSTED ratings. The area is also ideally located for local amenities/shops and travel links.

Leasehold - 940 years remaining

£5pa ground rent

Council tax band - A

GROUND FLOOR

Lounge area 12'11" x 13'1" (3.95m x 4.01m)

High quality wood effect laminate flooring with open aspect through to the dining area and blind

Dining area 8'9" x 10'5" (2.68m x 3.20m)

High quality wood effect laminate flooring with stairs leading to the first floor and blind

Kitchen 7'11" x 8'9" (2.42m x 2.68m)

High quality vinyl flooring with access to the rear garden and spotlighting. A range of fitted kitchen units, worktops and space for free-standing kitchen appliances

FIRST FLOOR

Bedroom 11'0" x 13'2" (3.37m x 4.03m)

Carpet flooring with window to the front elevation and curtains

Bedroom 10'11" x 7'5" (3.34m x 2.28m)

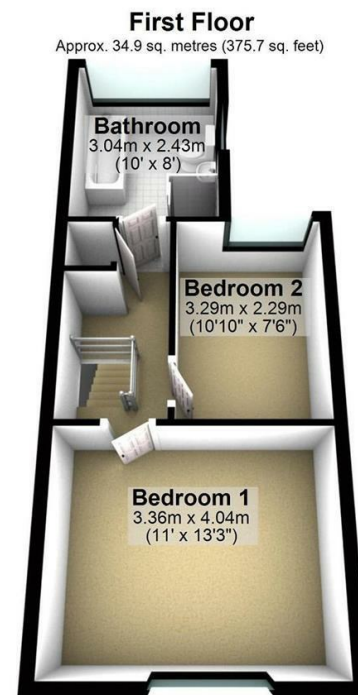
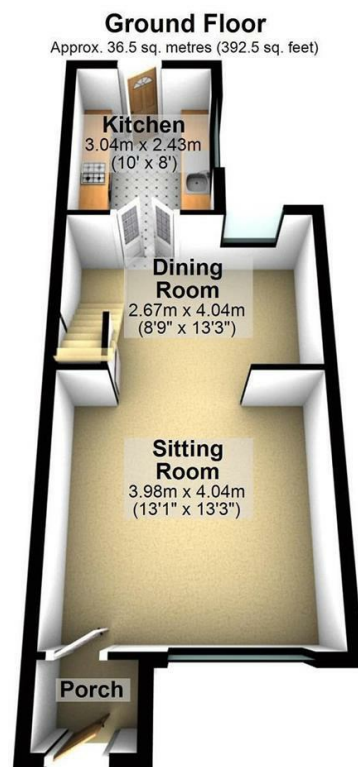
Carpet flooring with window to the rear elevation and curtains

Bathroom

High quality vinyl flooring with 3 piece bathroom suite in white, separate showering enclosure, radiator and blind

EXTERNAL

Block paved rear garden with gated access to service alley. Roadside parking to the front of the property.



Total area: approx. 71.4 sq. metres (768.2 sq. feet)