

*New*



*45 Stone Cross Lane North, Lowton, Warrington,  
Lancashire. WA3 2SD.  
Offers in Excess of £259,950*

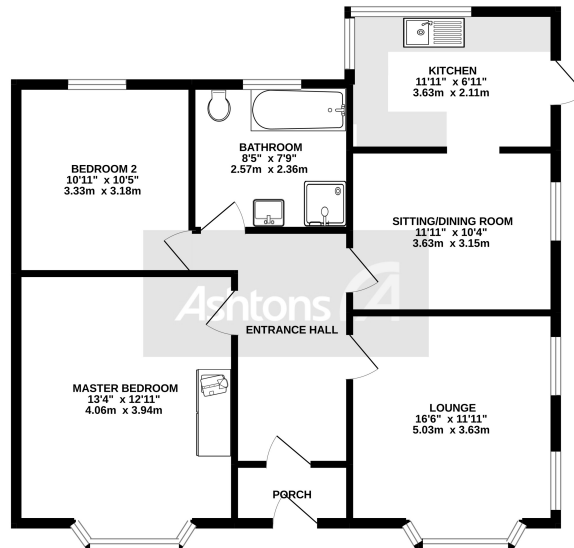


Detached garage and parking for several vehicles | Offered with no chain | In need of modernisation |  
Huge potential to extend and further develop | Sought after location in Lowton | Two bedroom detached  
bungalow |





GROUND FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq ft. (75.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The architect, surveyor and developer do not have any liability and no guarantee as to their accuracy or reliability shall be given.  
Map and Merge (CC) 2017

This spacious detached true bungalow is offered with no chain and has so much potential to develop to the side, rear and a second storey (subject to planning permission)

The property is approached via a long driveway and lawned front garden with hedges for privacy the property is double fronted and the arched front door leads to a spacious entrance hallway, which leads off to the spacious lounge with large bay window, master bedroom with large bay window and fitted wardrobes a further double bedroom and four piece bathroom suite, second sitting room which has glass block panels and opens out into the kitchen extension this could easily be knocked through to accommodate a large open plan kitchen/dining room.

The property has gas central heating and has a combi boiler which is located in the second bedroom, the property is freehold with a council tax band of D £1741.00 Per annum.

Externally the property has gardens to both the front and rear which is 20ft wide and a detached garage.

Location- Loughton is a small suburban village within the Metropolitan Borough of Wigan, in Greater Manchester, England. It is around 2 miles (3.2 km) from Leigh, 7 miles (11 km) south of Wigan and 12.0 miles (19.3 km) west of Manchester city centre. The settlement lies across the A580 East Lancashire Road. There are local schools, doctors



Contact your local office  
to arrange a viewing:

Padgate: 01925 479334  
Great Sankey: 01925 454300  
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Newton-Le-Willows: 01925 907770  
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Financial Services: 01925 221234

#### Viewing Arrangements

Viewing is strictly by appointment only through  
Ashtons Estate Agency.

#### Disclaimer Property Details

These particulars, whilst being believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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