



## **Sandy Lane, Warrington - Asking Price Of £155,000**

Julie Twist Properties are pleased to bring to the market this mid terrace property located in the popular area of Lowton.

This modern home comprises a newly fitted kitchen, spacious lounge, Dining room, utility and downstairs WC, two bedrooms and a newly fitted bathroom. To the rear, there is an enclosed garden area with excellent brick built storage space.

Located on Sandy Lane, this property is in close proximity to local amenities, schools, and excellent transport links. Lowton offers a vibrant community spirit, stunning countryside, and easy access to nearby towns and cities.

- Two Bedrooms
- Spacious Lounge
- Ideally Located for Local Schools, Shops, Transport Links & Country Walks
- Family bathroom
- Newly Fitted Kitchen
- Utility room with WC
- Brick built outdoor Storage
- Situated in the Heart of Lowton Common Village

### LIVING ROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point and ceiling lights.

### KITCHEN

The kitchen comprises wall and base units, integrated fridge/freezer, built-in oven and four ring hob with extractor over, stainless steel sink with mixer tap and drainer, access to back garden, wall mounted heater and spotlights.

### DINING ROOM

Accessed via the living room, the property hosts a second reception room with stairs leading to the first floor.

### WC

Accessed via the kitchen, is the WC and utility with plumbing for a washer/dryer.

### BEDROOM 1

Double glazed window, carpeted flooring, wall mounted heater, ceiling light.

### BEDROOM 2

Double glazed window, carpeted flooring, wall mounted heater and ceiling light.

### MAIN BATHROOM

Accessed via the landing, a three piece bathroom comprising shower, WC, sink with mixer tap, heated towel rail, extractor, spotlights and cupboard housing the boiler.

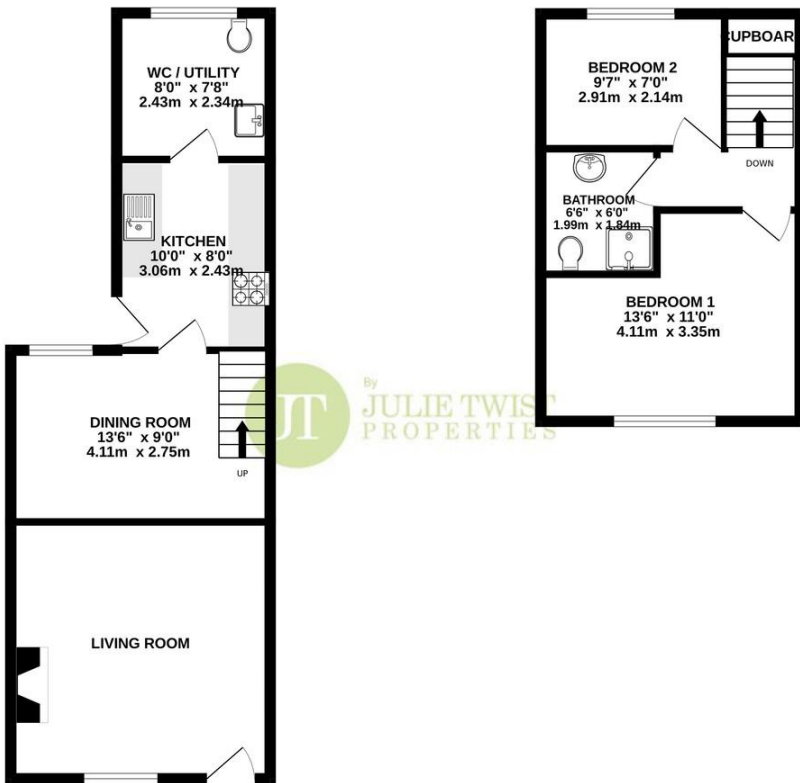
### OUTDOOR SPACE

Private rear garden with storage.



GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR  
286 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA: 724 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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