




Stone Cross
ESTATE AGENTS

Canaan, Lowton, WA3 1EG

**Offers in the Region Of
£450,000**

Discover the epitome of luxurious family living with Stone Cross Estate Agents as we proudly present this captivating Five Bedroom detached Family Home. Nestled in the coveted borderlands of Lowton and Leigh, this residence offers a harmonious blend of convenience and tranquility. Immerse yourself in a world of convenience with a plethora of local amenities, esteemed educational facilities, and seamless access to transport links, including the primary bus route. Strategically positioned for swift connectivity to the East Lancashire Road (A580) and the National Motorway Network, this property offers remarkable convenience for commuters. Embrace the serenity of nature with Pennington Flash Country Park just a stone's throw away. Step inside to be greeted by a grand entrance hall adorned with a stunning wooden and glass staircase, leading to a cozy reception room, delightful lounge, well-equipped kitchen, and inviting dining room with sliding doors opening to the rear garden. A convenient utility room completes the ground floor layout. Ascend to discover four spacious double bedrooms, a single bedroom, with the master boasting an en-suite for added luxury. A family bathroom featuring a free-standing bath and shower cubicle adds to the allure of this abode.

Outside, a block paved driveway designed for several cars leads to a garage, complemented by an artificial lawn area. The rear garden offers a tranquil oasis with its low maintenance design, featuring a paved patio and artificial lawn and a detached double garage providing ample off road parking. Don't let this opportunity slip away – seize the chance to call this magnificent property your new home today! **Please Contact Us To Arrange A Viewing**

- **Five Bedrooms**
- **Detached**
- **Three Reception Rooms**
- **Driveway**
- **Two Bathrooms**
- **Two Garages**

Entrance Hallway

Via Composite double glazed frosted door to the front elevation, ceiling light point, wall mounted radiator, under stairs storage, tiled flooring and stairs to the first floor.

Reception Room

13' 0" x 12' 6" (3.96m x 3.81m) UPVC double glazed windows to the front elevation, ceiling light point, wall mounted radiator, laminate flooring and coving.

Lounge

21' 9" x 11' 11" (6.62m x 3.63m) UPVC double glazed window to the front elevation, four wall light points, wall mounted radiator, laminate flooring, UPVC double glazed sliding doors to the rear elevation, coving and a live flame gas fire with fitted surround.

Kitchen

16' 8" x 8' 3" (5.08m x 2.51m) Two UPVC double glazed windows to the rear elevation, spotlights, wall mounted radiator, a variety of wall, base and drawer units all with soft close doors, 1.5 sink unit with swan neck tap, LEISURE oven/hob, CDA integrated microwave, tiled flooring, part tiled walls, integrated dish washer and space for fridge/freezer.

Dining Room

11' 9" x 8' 4" (3.58m x 2.54m) UPVC double glazed sliding doors to the rear elevation, ceiling light point, wall mounted radiator and tiled flooring.

Utility Room

9' 3" x 9' 0" (2.82m x 2.74m) Door leading into storage room, wall and base units, plumbing for washing machine, space for dryer, houses the boiler, ceiling light point and laminate flooring.

First Floor

Landing

Ceiling light point and wall light point.

Bedroom One

17' 2" x 9' 4" (5.23m x 2.84m) UPVC double glazed window to the rear elevation, ceiling light point, wall light point, wall mounted radiator, integrated wardrobes and door leading to en-suite.

En-Suite

UPVC double glazed frosted window to the rear elevation, spotlights, hand towel radiator, double shower cubicle, vanity sink unit with mixer tap, W/C, tiled walls and laminate flooring.



Bedroom Two

12' 3" x 11' 10" (3.73m x 3.60m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and laminate flooring.

Bedroom Three

10' 6" x 9' 3" (3.20m x 2.82m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, integrated wardrobes and loft access.

Bedroom Four

12' 6" x 9' 1" (3.81m x 2.77m) UPVC double glazed window to the side elevation and ceiling light point.

Bedroom Five

8' 7" x 8' 4" (2.61m x 2.54m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the rear elevation, ceiling light point, hand towel radiator, tiled walls, tiled flooring, free standing bath with swan neck tap, corner shower cubicle and vanity sink unit with mixer tap.

Outside



Front Garden

Part enclosed, block paved driveway, artificial lawn area and integral garage.

Rear Garden

Enclosed, paved patio, artificial lawn, stone area, trees, gate access to the side and detached double garage.

Double Garage

Up and over door.

Tenure



Council Tax

C

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)

14a, Canaan Lowton WARRINGTON WA3 1EG	Energy rating D	Valid until: 12 February 2025
		Certificate number: 8985-6122-6630-0097-0996

Property type	Detached house
Total floor area	151 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](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>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

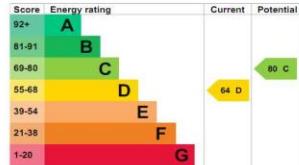
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. 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



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.