



Stone Cross
ESTATE AGENTS

20 Springmount, Lowton, WA3 2QH

**Offers in Excess of
£349,950**

We are **DELIGHTED** to bring to market this **BEAUTIFUL FOUR BEDROOM DETACHED FAMILY SIZED PROPERTY** which is decorated to a high standard and is in walk in condition. The property sits in the heart of the village of Lowton St Mary's close to a range of amenities i.e. shops, schools, public houses/eateries. It is also close to local bus routes and the East Lancashire Road (A580). The layout helps to create an incredible amount of living space throughout this family sized home. The property comprises of entrance hallway, lounge, dining room, kitchen, utility room, WC and conservatory to the ground floor. To the first floor there is a family bathroom and four bedrooms the master benefitting from an en-suite shower room. Externally to the front there is an enclosed front garden with sweeping driveway and to the rear is an enclosed garden with area laid to law, block paved patio area and decked patio area perfect for entertaining friends and family.

*****CONTACT US NOW TO ARRANGE A VIEWING. THIS PROPERTY IS NOT TO BE MISSED**

- **Detached**
- **Conservatory**
- **Four Bedrooms**
- **En-Suite to Master Bedroom**
- **Integral Garage**
- **Enclosed Rear Garden**

Entrance

Via composite front door into the hallway.

Hallway

Wall mounted radiator, ceiling light point, laminate flooring, under stairs storage, stairs to first floor, door to WC, door to lounge and door to kitchen.

Cloakroom

UPVC double glazed frosted window to front elevation, heated towel radiator, ceiling light point, tiled walls, laminate flooring, WC and Sink.

Lounge

21' 0" x 11' 1" (6.40m x 3.38m) UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point, laminate flooring, electric fire in feature fireplace and door to dining room.

Kitchen

11' 7" x 8' 10" (3.53m x 2.69m) UPVC double glazed window to rear elevation, wall mounted radiator, tiled floor, part tiled walls, ceiling spotlights and lights under wall cupboards and in kickboards. and door into utility room. There are a range of wall, base and drawer units, double oven, 5 burner gas hob, extractor hood, sink unit, integrated microwave, integrated dishwasher and wine fridge.

Utility Room

8' 7" x 7' 10" (2.61m x 2.39m) UPVC double glazed window to rear elevation, ceiling spotlights, tiled floor, part tiled walls, loft access, a range of wall and base units, space for American Fridge Freezer, plumbing for washing machine and sink unit.

Dining Room

11' 9" x 9' 8" (3.58m x 2.94m) UPVC double glazed sliding patio doors into the conservatory, wall mounted radiator, ceiling light point, laminate flooring and door to kitchen.

Conservatory

10' 0" x 6' 3" (3.05m x 1.90m) UPVC surround with dwarf wall, UPVC patio doors to rear garden, wall light point and laminate flooring.

First Floor

Landing

UPVC double glazed window to side elevation, wall mounted radiator and ceiling light point.



Bedroom One

12' 2" x 11' 7" (3.71m x 3.53m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point, integrated wardrobes and door to en-suite shower room.

En-Suite Shower Room

Wall mounted radiator, tiled walls, shower cubicle, low level WC and sink unit.

Bedroom Two

9' 10" x 8' 4" (2.99m x 2.54m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and laminate flooring.

Bedroom Three

9' 9" x 9' 1" (2.97m x 2.77m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

Bedroom Four

9' 5" x 6' 9" (2.87m x 2.06m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and laminate flooring.

Bathroom

UPVC double glazed frosted window to rear elevation, wall mounted radiator, ceiling light point, tiled walls, bath with overhead shower low level WC and vanity sink unit.

Outside

Front Garden

Enclosed with double gates opening onto a sweeping block paved driveway, area laid to lawn with water feature and planted with hedges and trees.

Rear Garden

Enclosed garden with area laid to lawn, block paved patio area and decked area perfect for entertaining friends and family. There are borders planted with shrubs and plants.

Garage

Up and over door.

Tenure

Freehold

Council Tax

E

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)																																			
20, Springmount Lowton WARRINGTON WA3 2QH	Energy rating C	Valid until: 20 November 2025	Certificate number: 9638-2995-7299-4605-7904																																
Property type	Detached house																																		
Total floor area	151 square metres																																		
Rules on letting this property <p>Properties can be let if they have an energy rating from A to E.</p> <p>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).</p>																																			
Energy efficiency rating for this property <p>This property's current energy rating is C. It has the potential to be C.</p> <p>See how to improve this property's energy performance.</p> <table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>69 c</td> <td>79 c</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	69 c	79 c	39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales:</p> <p>the average energy rating is D the average energy score is 60</p>	
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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.