



## **Heath Field Close, Lowton, Warrington, WA3 2BU**

**Offers in Excess of  
£449,950**

Here at Stone Cross Estate Agents we are delighted to present to you this WELL DECORATED three bedroom detached family home which has potential to be converted back into a four bedroom. It is located in a sought-after area of Lowton. With a short walk to a range of local amenities that Lowton has to offer. Positioned well for ease of access to The East Lancashire Road (A580) and Motorway Network links. Comprising of reception hall, office, downstairs WC, open plan kitchen/breakfast room, utility room, dining room and lounge. To the first floor are three bedrooms with the second bedroom having the benefit of an en-suite, and family bathroom. Externally to the front of this home there is a large driveway providing off road parking, and to the rear there is a laid to lawn garden with patio area and outhouse with hot tub. CALL US NOW TO ARRANGE A VIEWING!

- Three/Four Bedroom Detached Property
- Open-Plan Kitchen/Breakfast
- Lounge with Media Wall
- outhouse with Hot Tub
- Driveway with ample parking
- CCTV and Hive Heating

## **Entrance**

*Via a combination door to the front elevation with side window panels to the front elevation.*

## **Hallway**

*Doors to lounge, ground floor WC, kitchen, stairs to first floor, under stair storage, laminate flooring, ceiling light point and wall mounted radiator.*

## **Office**

*6' 10" x 11' 0" (2.09m x 3.36m) UPVC double glazed box bay to the front elevation, laminate flooring, ceiling light point and wall mounted radiator.*

## **Cloakroom**

*5' 8" x 3' 7" (1.72m x 1.08m) UPVC double glazed frosted window to the side elevation, sink unit, WC, ceiling light point, laminate flooring and wall mounted radiator.*

## **Open Plan Kitchen/Breakfast Area**

*26' 2" x 18' 10" (7.97m x 5.73m) UPVC double glazed window to the rear elevation, UPVC double glazed french doors to the rear elevation and L shaped. wall, base, drawer units with inset lighting, larder, integrated double freezer and fridge, Samsung five ring hob, extractor fan, Samsung oven, microwave and plate warming drawer. Island with quartz worktop, 1.5 bowl single drainer stainless steel sink unit with swan neck mixer tap, integrated dishwasher, pull out bin unit and cupboards. Tiled floor, two wall mounted radiators, spot lights and three main lights.*



## **Utility Room**

*6' 7" x 9' 8" (2.0m x 2.94m) UPVC door to the side elevation, wall and base units, single drainer composite sink unit with swan tap, plumbing for washing machine, space for tumble dryer, inset spotlights to ceiling, storage cupboard, tiled flooring and wall mounted radiator.*



## **Dining Room**

*15' 5" x 11' 0" (4.71m x 3.36m) UPVC double glazed french door to the rear elevation. Tiled flooring, ceiling light point, wall mounted radiator and wall paneling.*



## **Lounge**

*16' 5" x 16' 8" (5.00m x 5.07m) UPVC double glazed window to the front elevation. Media wall and feature fire. Laminate flooring, spot lights and wall mounted radiator.*



## **First Floor**

## **Landing**

*UPVC double glazed window to the front elevation with shutters, doors to bedrooms and bathroom, ceiling light point, wall mounted radiator and loft access. The loft is boarded with ladders and shelving.*

**Bedroom One**

20' 1" x 11' 2" (6.11m x 3.40m) UPVC double glazed window to the front elevation with shutters, UPVC double glazed window to the rear elevation, built-in wardrobes, drawers, ceiling light points and two wall mounted radiator.

**Bedroom Two**

11' 3" x 9' 1" (3.44m x 2.76m) UPVC double glazed window to the rear elevation, built-in drawers, ceiling light points and wall mounted radiator.

**En-Suite**

8' 10" x 3' 11" (2.68m x 1.19m) UPVC double glazed frosted window to the side elevation, 2 piece white suite comprising of WC, pedestal hand basin, separate double shower, part tiled walls, inset spotlights to ceiling and heated towel rail.

**Bedroom Three**

11' 3" x 10' 10" (3.44m x 3.29m) UPVC double glazed window to the front elevation with shutters, UPVC double glazed window to the side elevation with shutters, ceiling light point and wall mounted radiator.

**Bathroom**

UPVC double glazed frosted window to the rear elevation, 3 piece white suite comprising of WC, pedestal hand basin, bath, double shower, tiled walls and flooring, inset spotlights to ceiling and heated towel rail.

**Front**

Large driveway providing off road parking. Block paving to the front.

**Rear Garden**

Enclosed laid to lawn garden with well stocked borders, patio area. Shed and outhouse with hot tub.

**Council Tax Band**

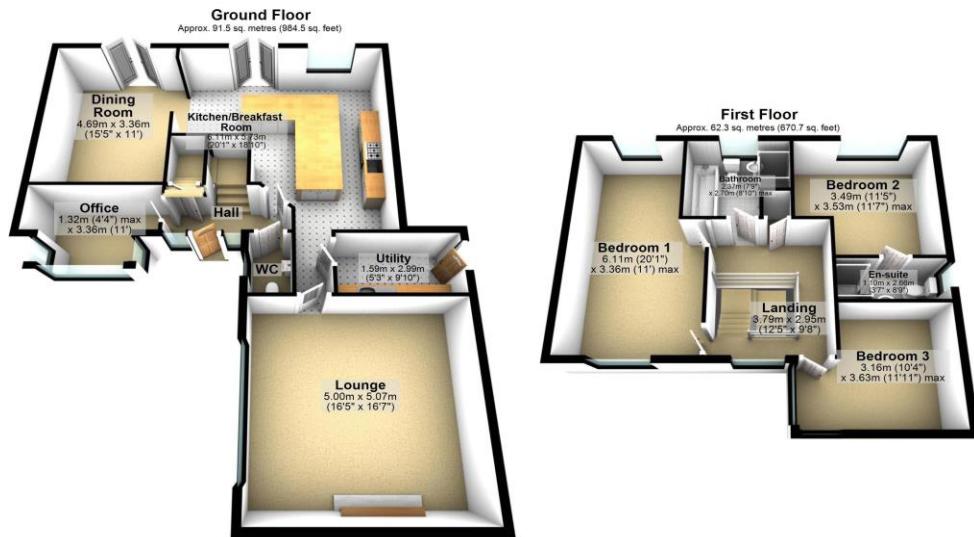
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**Tenure**

Freehold.



**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.**



Total area: approx. 153.8 sq. metres (1655.2 sq. feet)

This floor plan is for illustration purposes only.

Plan produced using PlanUp.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

### Energy performance certificate (EPC)

11, Heath Field Close Lowton WARRINGTON WA3 2BU	Energy rating <b>B</b>	Valid until: <b>7 March 2030</b>
Certificate number: 0188-7065-7317-6190-5280		

Property type

Detached house

Total floor area

132 square metres

#### Rules on letting this property

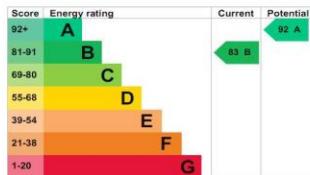
Properties can be let if they have an energy rating from A to E.

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 current energy rating is B. It has the potential to be A.

[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0188-7065-7317-6190-5280?print=true>

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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.