



**Brook Street, Lowton, WA3 1AY**

**Offers in Excess of  
£270,000**

Stonecross are proud to present this deceptively spacious, late Victorian, character property. Nestled along a private road off Sandy Lane, the property offers rural tranquillity with the convenience of local amenities. Just a few minutes walk from Lowton Sailing Club and Pennington Flash with its many walking trails, with supermarkets and retail parks all within a

10 minute drive. For commuters, the A580 and M6 are similarly distanced and a number of Ofsted Good and Outstanding schools are locally situated. Internally, the property features an elegant, timber panelled hallway, leading to two spacious reception rooms, each with typical high ceilings and exposed brick chimney breast to the dining room. The navy, shaker-style kitchen, overlooks the expansive rear garden, bringing in plenty of natural light. To the first floor, a double bedroom with en-suite shower room and a large family bathroom are located,

tastefully decorated in period style. These are complimented by an additional bedroom, currently used as a home office which overlooks the countryside views of Lowton Common all the way to Winter Hill on a clear day. An additional double bedroom features to the second floor with 2 Velux windows offering further opportunity to catch the view. The storage closet

features its own Velux and could be converted to an additional en-suite, subject to regulations and consents. Externally, the property benefits from a gravel drive with off-road parking for two cars. To the rear, a large, Indian Sandstone patio is accessed from French Doors, creating the perfect location to take the afternoon sun. Mature planting compliments the substantial lawn, which leads down to a babbling brook at the end of the garden. This property is perfect those seeking a tranquil lifestyle or families who prefer a rural setting.

\*\*Contact us to arrange a viewing 01942 356266\*\*

- **Extended 3 Bed Victorian Character Property**
- **Over 1200ft<sup>2</sup> Of Living Space**
- **En-suite Bathroom**
- **85ft Rear Garden**
- **Countryside Views To Front & Rear**
- **Walking Distance To Pennington Flash**

## **Entrance Hallway**

*Via UPVC double glazed door to the front elevation leading into the hallway with a ceiling light point, wall mounted radiator and laminate flooring.*

## **Lounge**

*13' 10" x 12' 1" (4.21m x 3.69m) UPVC double glazed window to the front elevation, ceiling light point, two wall light points, wall mounted radiator and a live flame gas fireplace.*

## **Kitchen**

*14' 3" x 8' 5" (4.35m x 2.56m) Two UPVC double glazed windows one to the rear elevation and one to the side elevation, UPVC double glazed door to the side elevation, spotlights, part tiled walls, laminate flooring, wall mounted radiator, a variety of wall, base and drawer units, plumbing for washing machine, dishwasher, space for fridge/freezer, oven, hob, extractor and a stainless steel sink unit with a swan neck tap.*

## **Dining Room**

*12' 10" x 15' 11" (3.91m x 4.86m) UPVC double glazed French doors to the rear elevation, ceiling light point, wall mounted radiator and a feature fireplace.*

## **First Floor**

### **Landing**

*Two ceiling light points, wall mounted radiator and door leading into other rooms.*

### **Bedroom One**

*11' 3" x 10' 8" (3.43m x 3.25m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and door leading into the en-suite.*

### **En-suite**

*4' 8" x 4' 9" (1.42m x 1.46m) Tiled walls, tiled flooring, ceiling light point, hand towel radiator, wash hand basin, W/C and a corner shower cubicle.*

### **Bedroom Three**

*9' 11" x 7' 8" (3.01m x 2.34m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.*

### **Bathroom**

*9' 9" x 7' 10" (2.97m x 2.39m) UPVC double glazed frosted window to the rear elevation, three piece suite comprising of a wash and basin, W/C and bath with an overhead shower, part tiled walls, ceiling light point and hand towel radiator.*

## **Second Floor**



### **Bedroom Two**

15' 1" x 12' 6" (4.60m x 3.81m) Two Skylights, spotlights, wall mounted radiator and storage cupboard.

### **Outside**

#### **Front**

Stone driveway with off road parking.

#### **Rear Garden**

Enclosed, laid to lawn, paved patio area.

#### **Tenure**

Leasehold

#### **Council Tax**

B

**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.**

#### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided?

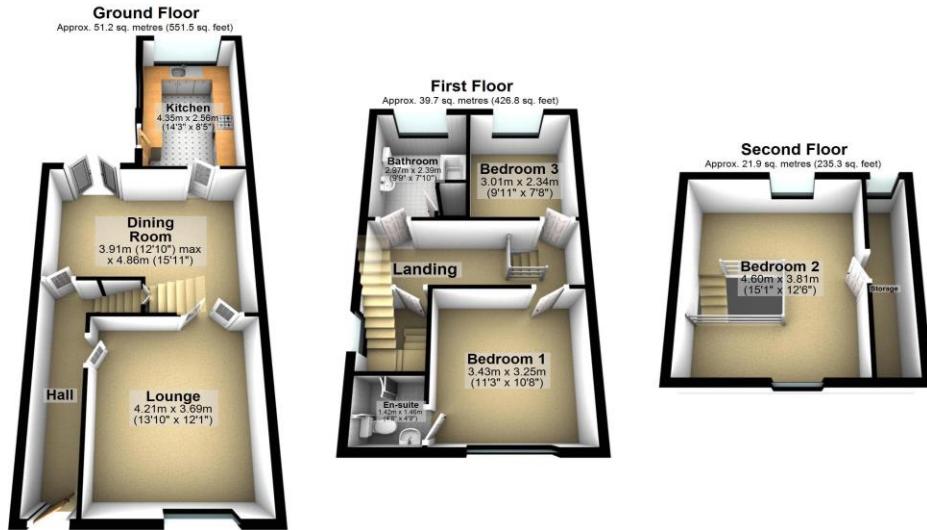
If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





Total area: approx. 112.8 sq. metres (1213.7 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)

10 Brook Street  
Lowton  
WARRINGTON  
WA3 1AY

Energy rating

**D**

Valid until:

5 March 2034

Certificate number: 0310-2015-1370-2604-7531

Property type

Semi-detached house

Total floor area

113 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.

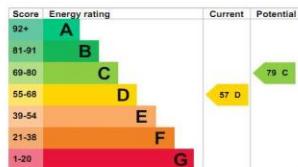
[See how to improve this property's energy efficiency.](#)

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.