

The Elms, Newton Road, Lowton WA3 1DP

Offers Over £525,000

Here at STONE CROSS ESTATE AGENTS we are delighted to present to you this captivating home in the prestigious Lowton area, situated within a quiet Cul-de-sac.

This remarkable four-bedroom detached family residence is a true gem, meticulously designed with the potential for conversion into a five-bedroom property. Situated within walking distance of local amenities and boasting excellent accessibility to major transportation routes, this location offers the perfect blend of convenience and tranquility. As you step inside, be prepared to be awestruck by the GRAND hallway, granting access to a versatile office, a convenient downstairs WC, a breathtaking lounge, and a magnificent kitchen/breakfast/dining room.

Equipped with state-of-the-art NEFF appliances, this space is a haven for culinary enthusiasts. Venturing to the first floor there is a large galleried landing that offers

an adaptable living space, you'll discover four beautifully appointed bedrooms, including a master suite and a second bedroom with en-suite facilities. A separate family bathroom ensures ample space for both a growing family and guests alike. Outside, the property impresses with a spacious driveway, providing abundant off-

road parking and leading to a double detached garage. The rear of the house presents a meticulously landscaped lawn garden, offering multiple sitting areas for peaceful relaxation. Additionally, a delightful summerhouse adds the perfect touch for entertaining guests or indulging in the serene surroundings. Don't miss out on this extraordinary opportunity. Call us now to arrange a viewing and experience the sheer elegance and charm of this exceptional property. NO CHAIN!!!

Four/Five Bedroom Sensational Detached Family Home

Tastefully Designed Kitchen/Breakfast/Dining Area

Situated in a quiet Cul-de-sac in the Sought After Location Lowton

Two En-Suites & Family Bathroom

Driveway leading to Double Detached Garage

Rear Enclosed Landscaped Garden with Summerhouse

Entrance

Via composite double glazed door.

Hallway

Welcoming, spacious and light hallway with grand stairs to the first floor. Under-stair storage, high ceilings, wall mounted radiator and ceiling light point. Storage cupboard with UPVC double glazed frosted window to the front elevation and ceiling light point.

Lounge

23' 11" x 10' 6" (7.29m x 3.2m) Light, contemporary space with high ceilings. Two UPVC double glazed windows to the front elevation and two UPVC double glazed windows to the rear elevation. Two ceiling light points, two wall mounted radiators, amtico flooring, bespoke feature Dru Global remote controlled gas fire.



Kitchen/Dining Room

19' 8" x 17' 1" (6.0m x 5.21m) Open plan kitchen/Diner that is great for families and entertaining. Two UPVC double glazed windows to the rear elevation, UPVC double glazed french doors to the rear elevation with integral blinds for privacy, composite double glazed door to the side elevation. A range of quality fitted wall, base and drawer units, quartz worktops and upstands. Plumbing for automatic washing machine, space for dryer, integrated fridge/freezer, NEFF induction hob, extractor fan, NEFF double oven that comes with integral microwave, integrated dishwasher, one and a half drainer stainless steel sink unit with swan tap, wine cooler, breakfast bar area, feature walnut panelled wall, boiler cupboard, spot lights, ceiling light point and modern vertical radiators.



Office/Reception Room

10' 0" x 6' 7" (3.06m x 2.0m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Cloakroom

UPVC double glazed frosted window to the front elevation. Two piece suite comprising of wall mounted modern W/C and vanity sink unit. Vertical radiator, ceiling light point, tiled walls and stone tiles.



First Floor

Landing

Large galleried, light landing with high ceilings, and adaptable space as was previously used as a 5th Bedroom. Two UPVC double glazed windows to the front elevation. Loft access. two ceiling light points and wall mounted radiator.

Master Double Bedroom

14' 3" x 11' 9" (4.34m x 3.58m) Two UPVC double glazed windows to the rear elevation, high ceilings, ceiling light point, wall mounted radiator and integrated wardrobes.

En-Suite

UPVC double glazed frosted window to the rear elevation, three piece suite comprising of W/C, vanity sink unit and



corner shower unit. Tiled walls and tiled flooring, ceiling light point and hand towel rail.

Bedroom Two - Double

13' 1" x 9' 10" (4.0m x 3.0m) Two UPVC double glazed windows to the rear elevation, high ceilings, ceiling light point and wall mounted radiator.

En-Suite

Three piece suite comprising of W/C, vanity sink unit and corner shower unit. Tiled walls and flooring, ceiling light point and hand towel rail.

Bedroom Three - Double

10' 0" x 9' 5" (3.06m x 2.87m) Two UPVC double glazed windows to the front elevation, high ceilings, ceiling light point and wall mounted radiator.

Bedroom Four - Double

10' 1" x 7' 10" (3.08m x 2.40m) Two UPVC double glazed windows to the front elevation, high ceilings, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation. Vanity sink unit, W/C and walk in shower with waterfall head, tiled walls and flooring, spot lights and hand towel rail.

Walk in condition - All internal doors are pre-finished oak doors with quality chrome fittings. Chrome sockets and light switches throughout.

Outside

Front

Laid to lawn, resin bound path leading to the front door and to the side, laid to lawn, shrubs/plants, access to the rear garden, driveway leading to the double garage.

Rear Garden

Beautifully mature landscaped gardens, well stocked and of a good size for outdoor living and entertaining, feature Victorian wall across the rear of the boundary, gravelled boarders, new full height fencing to all boundaries, private and up-lighting. Maintained facias, soffits and gutters.

Summerhouse

10' 1" x 5' 10" (3.08m x 1.79m) French doors and windows to the side.

Garage

Double garage, up and over door, power and lighting.

Tenure

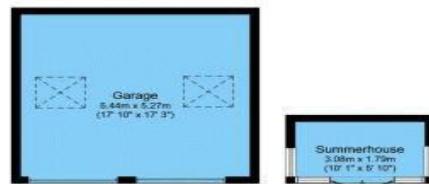
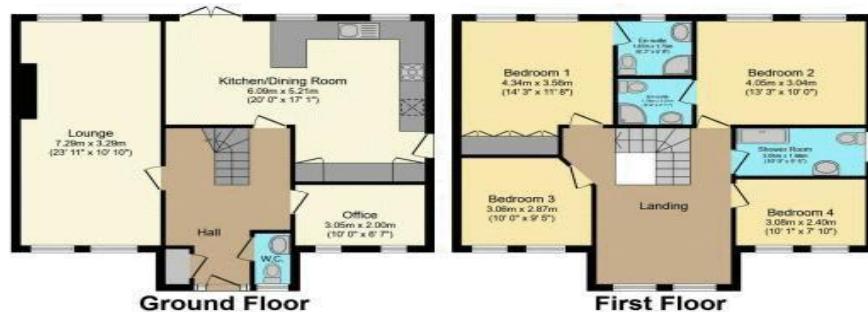
Freehold.

Council Tax Band

G.

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.





Outbuilding

Total floor area 179.7 sq.m. (1,934 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.localagent.com.

7/5/23, 3:40 PM

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

Energy performance certificate (EPC)

4, The Elms
Newton Road
WARRINGTON
WA3 1DP

Energy rating

C

Valid until:

8 July 2028

Certificate number: 0357-2891-7238-9108-2121

Property type

Detached house

Total floor area

145 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 C. It has the potential to be C.

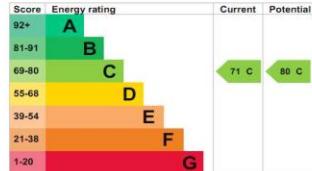
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0357-2891-7238-9108-2121?print=true>

1/4

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.