



**Southmead, Lowton, WA3 2XE**

**Offers in Excess of  
£299,950**

**STONE CROSS ESTATE AGENTS** are bringing to market this Three Bedroom Detached Family Home, located in the prestigious "Lowton Heath" Bloor Homes development, formerly known as "The Yarkhill". Enjoying a prime position just off the East Lancashire Road (A580), with easy access to Manchester and Liverpool via the motorway network, this home offers both convenience and luxury. The ground floor features a welcoming entrance hall, cosy lounge, well-equipped kitchen/diner, utility room and convenient cloakroom. Upstairs, three bedrooms await, including one with an en-suite, alongside a three piece family bathroom. Outside, a tarmac driveway provide ample off road parking, while the enclosed rear garden offers laid-to-lawn beauty with indian stone paved areas. Don't miss out on the opportunity to call this stunning property your new home. **\*\*Please Contact Us To Arrange A Viewing\*\***

- **Three Bedroom Detached Property**
- **Kitchen/Diner leading to the Rear Garden**
- **Master Bedroom benefitting from En-Suite**
- **Driveway offering Ample parking**
- **Beautifully Landscaped Rear Garden**

**Entrance**

Via Double glazed composite door.

**Hallway**

Stairs to the first floor, ceiling light point, laminate flooring and wall mounted radiator.

**Lounge**

14' 1" x 10' 10" (4.30m x 3.30m) UPVC double glazed box bay window to the front elevation, laminate flooring, ceiling light point and wall mounted radiator.

**Cloakroom**

Two piece suite comprising of W/C and hand wash basin. Ceiling light point, wall mounted radiator, laminate flooring and part tiled walls.

**Kitchen/Diner**

11' 6" x 14' 4" (3.51m x 4.37m) UPVC double glazed french doors with windows either side leading to the rear elevation. A range of fitted wall, base and drawer units. Electric oven, induction hob and extractor fan. One and a half drainer sink unit with swan neck tap, integrated dishwasher, integrated fridge/freezer, part tiled walls, laminate flooring, ceiling light points, spot lights and wall mounted radiator. There is also an Island that can be movable with base and drawer units and seating.

**Utility Room**

9' 3" x 3' 3" (2.82m x 1m) A range of fitted base and wall units. Plumbing for washing machine, space for dryer, part tiled walls, ceiling light point, laminate flooring and wall mounted radiator.

**First Floor****Landing**

UPVC double glazed frosted window to the side elevation, storage cupboard, laminate flooring and ceiling light point.

**Bedroom One**

9' 3" x 9' 1" (2.83m x 2.78m) UPVC double glazed window to the front elevation, ceiling light point, laminate flooring, wall mounted radiator and integrated wardrobe.

**En-Suite**

UPVC double glazed frosted window to the front elevation. Three piece suite comprising of W/C, hand wash basin and shower unit. Part tiled walls and ceiling light point.





**Bedroom Two**

8' 8" x 10' 0" (2.63m x 3.05m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and laminate flooring.

**Bedroom Three**

9' 7" x 7' 7" (2.91m x 2.32m) UPVC double glazed window to the rear elevation. Ceiling light point and wall mounted radiator.

**Bathroom**

UPVC double glazed frosted window to the side elevation. Three piece suite comprising of W/C, hand wash basin and bath with hand held shower. Part tiled walls and ceiling light point.

**Externally****Front**

Patio leading to the front door, established range of plants and shrubs, driveway to the side offering off road ample parking and gate to the rear garden.

**Rear Garden**

Enclosed rear garden. Laid to lawn, Indian stone patio, established plants, trees and bushes. Shed and greenhouse.

**Tenure**

Freehold.

**Council Tax Band**

D.

**Other Information**

Water mains or private? Mains Parking Arrangements? Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? FTTC 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

**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.**





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

### Energy performance certificate (EPC)

19, Southmead Lowton WARRINGTON WA3 2XE	Energy rating <b>B</b>	Valid until: 14 March 2029
		Certificate number: 0469-3835-7878-9391-2681

Property type  
Detached house

Total floor area  
90 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 B. It has the potential to be A.

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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/0469-3835-7878-9391-2681?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.