



**Lowes Fold, Lowton, WA3 2XD**

**Offers in Excess of  
£299,950**

Stone Cross Estate Agents are delighted to present to you this gorgeous Three Bedroom semi-Detached Family Home. Nestled in the desirable "Lowton Heath" Bloor Homes development, this residence is conveniently located off the East Lancashire Road (A580), offering easy access to Manchester and Liverpool via the A580 and the motorway network. The "Whitfield" features an inviting entrance hall, a cozy lounge, and an open kitchen/diner with French doors leading to the rear garden and cloakroom complete the ground floor. Upstairs, three bedrooms await, including one with an en-suite, accompanied by a stylish family bathroom. Outside, a tarmac driveway leads to a detached garage, providing ample off-road parking, while the rear showcases an enclosed garden with lush lawns and paved patio areas. Elevate your lifestyle with this stunning family home. \*\*Please Contact Us To Arrange A Viewing\*\*

- Three Bedrooms
- Detached
- Three Bathrooms
- Driveway
- Detached Garage
- Enclosed Rear Garden

### **Entrance Hall**

Via Composite door to the front elevation, ceiling light point, wall mounted radiator, laminate flooring, storage cupboard and stairs to the first floor.

### **Lounge**

10' 7" x 15' 0" (3.23m x 4.58m) UPVC double glazed bay window to the front elevation, ceiling light point and wall mounted radiator.

### **Kitchen**

9' 8" x 10' 9" (2.95m x 3.27m) UPVC double glazed window to the rear elevation, a variety of wall, base and drawer units, induction hob, extractor, oven, spotlights, wall mounted radiator, laminate flooring, integrated fridge/freezer and a sink unit with a swan neck tap.

### **Dining Room**

9' 11" x 10' 9" (3.02m x 3.27m) UPVC double glazed French doors with windows either side to the rear elevation, ceiling light point, wall mounted radiator and laminate flooring.

### **Cloakroom**

W/C, wash hand basin with a mixer tap, wall mounted radiator, ceiling light point, laminate flooring and tiled splash back.

## **First Floor**

### **Landing**

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

### **Bedroom One**

8' 6" x 8' 10" (2.58m x 2.70m) Two UPVC double glazed windows to the front elevation, ceiling light point, wall mounted radiator and a door leading into the en-suite.

### **En-Suite**

UPVC double glazed window to the front elevation, W/C, wash hand basin with a mixer tap, wall mounted radiator, ceiling light point, shower cubicle, part tiled walls and laminate flooring.

### **Bedroom Two**

11' 2" x 9' 2" (3.40m x 2.79m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

8' 4" x 11' 10" (2.53m x 3.61m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.



### **Family Bathroom**

UPVC double glazed frosted window to the side elevation, bath with a hand held shower, wash hand basin with a mixer tap, W/C, ceiling light point, wall mounted radiator, part tiled walls and laminate flooring.



### **Outside**

### **Front**

Tarmac driveway leading to detached garage, stones, bushes, gate access to the rear at the side and a patio path to the front door.

### **Garage**

Detached with up and over door.

### **Rear**

Enclosed, laid to lawn, patio areas, stones and gate access to the side.

### **Tenure**

Freehold

### **Council Tax**

D



### **Other Information**

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?



**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)

14, Lowes Fold Lowton WARRINGTON WA3 2XD	Energy rating <b>B</b>	Valid until: 25 July 2029
		Certificate number: 2668-7010-7353-6551-8920

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.

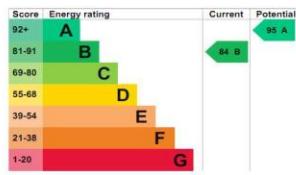
[See how to improve this property's energy efficiency.](#)

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.