



Lower Nook Meadow, Lowton, Warrington

**Offers in Excess of
£319,995**

We are delighted to be able to bring to the market this WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY which offers SPACIOUS FAMILY LIVING. It is located on the popular "Pastures" Estate which is in the sought after area on the border of Lowton/Leigh. Within close proximity to a range of local amenities, shops, schools and not far from the main bus route. A stone's throw away from Pennington Flash Country Park. This property is well located for The East Lancashire Road (A580) and The National Motorway Network. The property comprises of entrance hallway, lounge, kitchen/diner, to the first floor there is a family bathroom and four bedrooms, one with an ensuite shower room. Externally to the front there is a laid to lawn garden and driveway leading to a detached garage and to the rear is an enclosed garden, laid to lawn garden with paved patio area. *CONTACT US NOW TO ARRANGE A VIEWING*****

- **Detached Property**
- **Four Bedrooms**
- **Integral Garage**
- **Kitchen/Diner**
- **Ensuite**
- **Modern Build**

Entrance

Via composite front door

Hallway

Wall mounted radiator, ceiling light point.

Lounge

UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point.

Kitchen/Dining Room

Two UPVC double glazed windows to rear elevation, UPVC double glazed french doors to rear elevation, tiled floors, wall mounted radiator, inset spotlights, electric hob, oven and extractor, sink unit with mixed taps, integral fridge freezer, fitted units and under stairs storage.

WC

Vinyl flooring, ceiling light point, sink unit, WC

Bedroom One

Two UPVC double glazed windows to front elevation, wall mounted radiator, ceiling light point, sliding mirrored wardrobes

Ensuite

UPVC double glazed frosted window to side elevation, WC, separate shower cubicle, sink unit, WC.

Bedroom Two

UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point.

Bedroom Three

UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

Bedroom Four

UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point,

Bathroom

UPVC double glazed frosted window to rear elevation, vinyl floor covering, WC, sink unit, bath.

Front garden

Driveway to garage and laid to lawn garden.

Rear Garden

Enclosed, laid to lawn garden and paved patio.

Council Tax Band

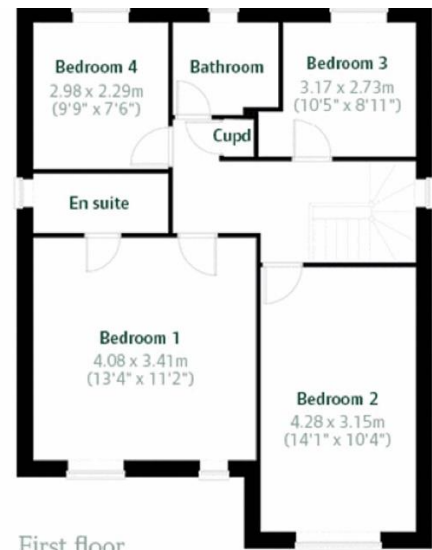
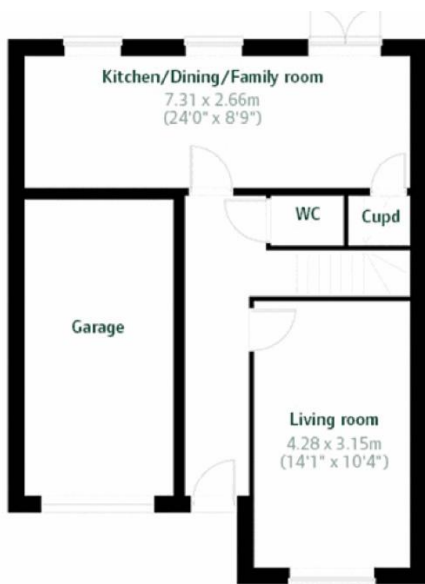
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Tenure
Freehold

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.





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

Energy performance certificate (EPC)

51, Lower Nook Meadow
Lowton
WARRINGTON
WA3 1FQ

Energy rating
B

Valid until: **23 September 2029**
Certificate number: **0769-3864-7313-9821-1341**

Property type
Detached house

Total floor area
109 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 efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

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

<https://find-energy-certificate.service.gov.uk/energy-certificate/0769-3864-7313-9821-1341>

1/6

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.