



  
**Stone Cross**  
ESTATE AGENTS

**Newton Road, Lowton, WA3 1EL**

**Offers in Excess of  
£199,950**

*Experience the charm of this delightful four-bedroom semi-detached cottage located in the highly sought-after area of Lowton. Built in 1856, this picturesque property offers a warm and inviting atmosphere. The ground floor features a dining room, lounge, kitchen, conservatory, and a bathroom, while the first floor boasts four bedrooms and a family bathroom. Outside, the front garden is beautifully laid to lawn, accompanied by a convenient driveway for off-road parking. The rear garden also offers a lovely laid to lawn area and a patio, perfect for outdoor relaxation. Situated in close proximity to local transport links and the East Lancashire Road, as well as being surrounded by desirable amenities, this cottage presents an excellent opportunity. Don't miss out - book a viewing now and secure your chance to own this charming piece of history. With no chain, your dream home awaits!*

- **Four Bedroom Semi-Detached**
- **Cottage built in 1856**
- **Well Presented**
- **Sought-After Location**
- **NO CHAIN**
- **Off Road Parking**

## **Entrance**

*Via a wooden door leading to the porch.*

## **Entrance Vestibule**

*Tiled floor, stairs to first floor and door to dining room.*

## **Dining Room**

*12' 9" x 12' 2" (3.88m x 3.71m) UPVC double glazed window to the front elevation, single paneled radiator, laminate wood floor, cast iron fire and ceiling light point.*

## **Inner Hallway**

*Understairs storage.*



## **Lounge**

*15' 1" x 15' 1" (4.59m x 4.59m) Two UPVC double glazed leaded windows to the front elevation, double paneled radiator, gas fire incorporated in a feature fire surround, dado rail, laminate wood floor and French doors leading to conservatory.*

## **Conservatory**

*14' 7" x 9' 2" (4.44m x 2.79m) Of brick and UPVC double glazed construction, tiled floor, French doors leading to garden.*



## **Kitchen**

*10' 10" x 9' 11" (3.30m x 3.02m) UPVC double glazed window to the rear elevation, laminate wood floor, part tiled, selection of fitted wall base and draw units incorporating oven, hob, extractor, integrated fridge/freezer and dish washer. Stainless steel sink unit with mixer taps and door leading to ground floor Cloakroom/Utility.*



## **Cloakroom/Utility**

*UPVC double glazed frosted window to the rear elevation, tiled walls and flooring. W/C, vanity sink unit, built in wall and base units and heated towel rail.*

## **First Floor**

### **Bedroom One**

*12' 11" x 12' 0" (3.93m x 3.65m) UPVC double glazed leaded window to the front elevation and single paneled radiator.*



### **Bedroom Two**

*15' 0" x 7' 0" (4.57m x 2.13m) UPVC double glazed window to the rear elevation and single paneled radiator.*

### **Bedroom Three**

12' 1" x 7' 9" (3.68m x 2.36m) UPVC double glazed leaded window to the front elevation and single paneled radiator.

### **Bedroom Four**

10' 0" x 6' 11" (3.05m x 2.11m) UPVC double glazed window to the rear elevation and double paneled radiator.

### **Bathroom**

UPVC double glazed frosted window to the rear elevation, tiled floor and walls. Three piece suite incorporating wc, vanity sink unit and bath with overhead shower.

### **Outside**

#### **Front**

Laid to lawn garden and driveway providing off road parking.

#### **Rear Garden**

Enclosed, laid to lawn garden with borders and patio area.

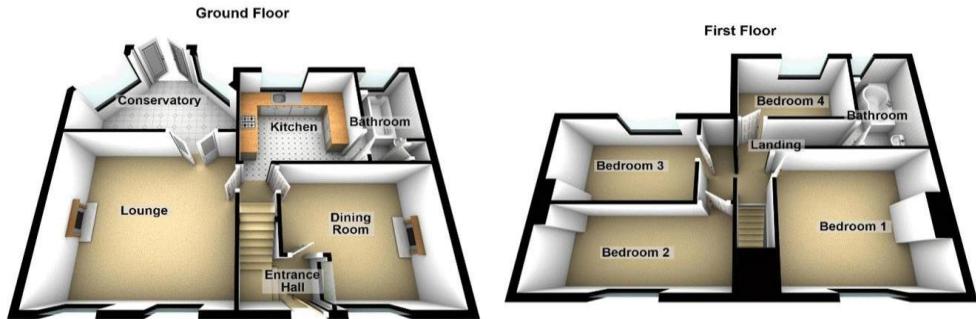
### **Tenure**

### **Council Tax Band**

C.

**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**





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)

53, Newton Road  
Lowton  
WARRINGTON  
WA3 1EL

Energy rating

**D**

Valid until: 23 August 2026

Certificate number: 0649-2867-7385-9826-1235

Property type

Semi-detached house

Total floor area

107 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 D. It has the potential to be B.

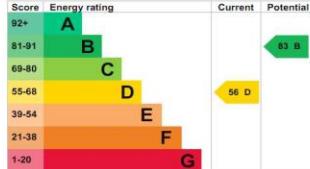
[See how to improve this property's energy efficiency.](#)

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/0649-2867-7385-9826-1235?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.