



## **Moorfield Crescent, Lowton, WA3 1AJ**

**Offers in Excess of  
£399,950**

**STONE CROSS ESTATE AGENTS** are excited to present this stunning two bedroom **DETACHED BUNGALOW** to the market with two additional loft rooms utilized as bedrooms. Situated in a highly desirable and peaceful semi-rural location, just off Pocket Nook Lane, this property offers a tranquil living environment. It enjoys convenient proximity to a variety of local amenities, including shops, schools, and local bus routes.

Additionally, it boasts easy access to major transportation routes such as The East Lancashire Road (A580) and The National Motorway Network.

Upon entering, you are welcomed by an entrance porch that leads to a hallway, providing access to two bedrooms, family bathroom, study and a spacious lounge. From the lounge, you can enter the well-appointed kitchen, and delightful conservatory. To the first floor there are two loft rooms utilized as bedrooms and a bathroom. Externally, the property features a front garden with a well-maintained lawn and established borders. A driveway offers off-road parking and leads to a detached garage. The rear of the property showcases a beautiful enclosed garden with a lawn, a patio area, and carefully planted shrubs and trees. Don't miss out on this wonderful opportunity! Contact us now to arrange a viewing and explore all that this exceptional property has to offer.

- **Four Bedroom Detached Bungalow**
- **Well Appointed rooms**
- **Conservatory**
- **Sought After Location**
- **Driveway leading to Detached Garage**

### **Entrance Porch**

UPVC double glazed door. UPVC double glazed window and ceiling light point.

### **Hallway**

Laminate flooring, wall mounted radiator, stairs to the first floor and ceiling light point.

### **Lounge**

23' 1" x 14' 7" (7.04m x 4.45m) UPVC double glazed french doors to the side elevation. UPVC double glazed window to the front elevation. Wall mounted radiator, laminate flooring and ceiling light point. Feature Log burner.

### **Kitchen**

14' 10" x 7' 10" (4.52m x 2.39m) UPVC double glazed french door to the conservatory. UPVC double glazed window to the rear elevation. A range of fitted wall, base and drawer units, tiled flooring with underfloor heating, one and a half bowl sink, range oven with hob and extractor fan, space for dishwasher, plumbing for washing machine, space for american fridge/freezer, part tiled walls and spotlights.

### **Conservatory**

8' 5" x 12' 9" (2.56m x 3.88m) UPVC double glazed surround with french doors to the rear elevation. Tiled floor, wall mounted radiator and ceiling light point.

### **Bedroom One**

11' 11" x 10' 2" (3.63m x 3.1m) UPVC double glazed window to the front elevation. Fitted wardrobes, ceiling light point and wall mounted radiator.

### **Bedroom Two**

11' 1" x 8' 5" (3.38m x 2.57m) UPVC double glazed window to the side elevation. Ceiling light point and wall mounted radiator.

### **Office**

8' 4" x 4' 5" (2.54m x 1.35m) UPVC double glazed frosted window to the rear elevation. Ceiling light point and wall mounted radiator.

### **Bathroom**

9' 7" x 7' 4" (2.92m x 2.24m) UPVC double glazed window to the rear elevation. Three piece suite comprising of Low level W/C, wash hand basin and hydrotherapy bath with over head shower. Part tiled walls, tiled flooring, hand towel rail and ceiling light point.





## **First Floor**

### **Landing**

UPVC Double glazed Velux window.

### **Loft Room Utilized as a Bedroom**

14' 6" x 12' 11" (4.42m x 3.94m) UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.

### **Loft Room Utilized as a Bedroom**

13' 11" x 9' 4" (4.24m x 2.84m) UPVC double glazed window to the side elevation. Ceiling light point, laminate flooring and wall mounted radiator.

### **Bathroom**

Three piece suite comprising of Low level W/C, paneled bath, pedestal sink, laminate flooring, ceiling light point and wall mounted radiator.

### **Outside**

### **Front**

Block paved driveway. Gate leading to the side.

### **Side**

Indian stone. Leading to detached garage.

### **Rear Garden**

Block paved, enclosed, patio, laid to lawn, decking and shed.

### **Detached Garage**

Electric door, power and lighting and fiberglass roof.

### **Tenure**

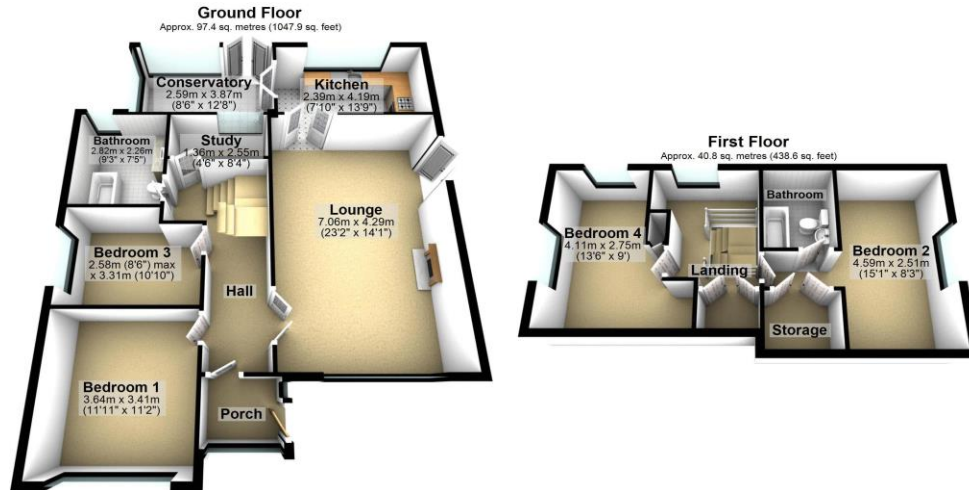
Freehold.

### **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.**





Total area: approx. 138.1 sq. metres (1486.5 sq. feet)

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)

7 Moorfield Crescent  
Lowton  
WARRINGTON  
WA3 1AJ

Energy rating  
**C**

Valid until: **6 July 2033**  
Certificate number: 3637-0323-6200-0686-8202

Property type

Detached house

Total floor area

126 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 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

**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.