




Stone Cross
ESTATE AGENTS

Lowes Fold, Lowton, WA3 2XD

£275,000

Stone Cross Estate Agents are delighted to bring to the market this stunning THREE BEDROOM SEMI DETACHED FAMILY PROPERTY

in the sought after "Lowton Heath" Bloor homes development.

Situated off the East Lancashire Road (A580) with access to the cities of Manchester and Liverpool via the A580 with the motorway

network just a short drive away. The property comprises of entrance, lounge, kitchen/diner and cloakroom to the ground floor and to the first floor there is a family bathroom and three bedrooms with the master benefitting from an En-Suite. Externally to the front there is a driveway for off road parking and to the rear is an enclosed paved garden with a large summerhouse. *Please contact us to to arrange a viewing*****

- **Semi-Detached**
- **Three Bedrooms**
- **Driveway**
- **Enclosed Rear Garden**
- **En-Suite to Master Bedroom**
- **Beautiful Family Home**

Entrance

Via composite double glazed frosted window door, wall mounted radiator, ceiling light point, tiled floors, stairs to first floor and under stairs storage.

Lounge

13' 5" x 16' 6" (4.09m x 5.03m) UPVC double glazed window to front elevation, UPVC double glazed bay window to side elevation, an impressive media wall, wall mounted radiator and ceiling light point.

Kitchen/Diner

8' 3" x 15' 6" (2.51m x 4.72m) UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, UPVC double glazed french doors to side elevation, wall mounted radiator, ceiling light point and four spot lights. There are a range of wall, base and drawer units, a range of BOSCH appliances such as an oven, BOSCH induction hob, BOSCH extractor, integrated dishwasher, integrated fridge freezer, plumbing for washing machine and one and half sink unit with swan neck tap.

Cloakroom

3' 3" x 5' 11" (0.99m x 1.80m) Wall mounted radiator, ceiling light point, part tiled walls, tiled floor, WC and sink unit.

First Floor

Landing

Ceiling light point, storage cupboard and loft access to a fully boarded loft.

Bedroom One

9' 5" x 9' 1" (2.87m x 2.77m) UPVC double glazed window to side elevation, wall mounted radiator, ceiling light point and integrated sliding wardrobes.

****measurements are up to the wardrobes****

En-Suite

8' 6" x 6' 5" (2.59m x 1.95m) UPVC double glazed frosted window to side elevation, wall mounted radiator, ceiling light point, part tiled walls, mains double shower, WC and sink unit.

Bedroom Two

11' 2" x 8' 3" (3.40m x 2.51m) UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, wall mounted radiator and ceiling light point.



Bedroom Three

11' 5" x 6' 11" (3.48m x 2.11m) UPVC double glazed window to side elevation, wall mounted radiator and ceiling light point.

Bathroom

6' 4" x 7' 6" (1.93m x 2.28m) UPVC double glazed frosted window to front elevation, heated towel rail, wall mounted radiator, ceiling light point, part tiled walls, bath with hand held shower, sink unit and WC.

Outside



Front Garden

Driveway for two cars, porcelain pathway to door, area laid to lawn, plants, shrubs and side gate access.

Rear Garden

Enclosed, porcelain tiled patio.

Summer House

To the rear is an 18 foot by 8 foot cabin/office/summerhouse with wooden door and UPVC double glazed window to front elevation.

Tenure

Freehold



Council Tax

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.





Ground

First

Energy performance certificate (EPC)

4, Lowes Fold Lowton WARRINGTON WA3 2XD	Energy rating B	Valid until: 12 June 2029
Certificate number: 0465-3857-7869-9091-4395		

Property type

Semi-detached house

Total floor area

84 square metres

Rules on letting this property

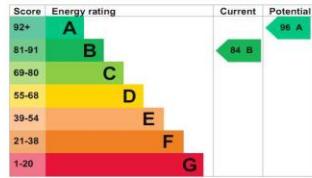
Properties can be let if they have an energy rating from A to E.

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 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.