

Oak Green Road, Lowton, WA3 2UH

Discover the epitome of family living with Stone Cross Estate Agents' exquisite offering: a charming Three Bedroom Detached Family Home "THE HEYWOOD" nestled in the coveted St. Luke's area of Lowton. Effortlessly blending convenience with comfort, relish seamless access to the East Lancashire Road and nearby amenities. Step inside to an inviting entrance hall, leading to a stylish lounge, a modern kitchen/diner adorned with French doors opening onto the rear garden, a practical utility room, and a convenient cloakroom - all thoughtfully situated on the ground floor. Ascend to the first floor to discover three bedrooms, one boasting an en-suite, while a family bathroom completes the interior of the home. All internal doors have been upgraded. Outside, a driveway accommodating two cars leads to a detached garage at the front, while the rear flaunts an enclosed garden with lush lawn and paved patio areas. Don't let this exquisite home slip through your fingers - seize the opportunity today! **Please Contact Us To Arrange A Viewing**

Offers in Excess of £299,950

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

Entrance Hallway

Via UPVC double glazed frosted door to the front elevation, UPVC double glazed window to the front elevation, wall mounted radiator, spotlights, Amtico flooring and stairs to the first floor.

Lounge

11' 2" x 15' 7" (3.41m x 4.74m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Kitchen/Diner

14' 8" x 10' 8" (4.48m x 3.25m) UPVC double glazed French doors to the rear elevation, two UPVC double glazed windows to either side of the French doors to the rear elevation, spotlights, two wall mounted radiator, Amtico flooring, a variety of wall, base and drawer units, integrated BOSCH dishwasher, integrated fridge/freezer, glass cooker splash back, under counter LED lighting, oven, hob and extractor.

Utility Room

3' 6" x 5' 7" (1.06m x 1.70m) Base and wall units, plumbing for washing machine, Amtico flooring and spotlights.

Cloakroom

W/C- soft close toilet seat, wash hand basin, part tiled walls and ceiling light point.

First Floor

Landing

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

Bedroom One

9' 7" x 10' 0" (2.91m x 3.04m) UPVC double glazed window to the front elevation, ceiling light point, spotlights, wall mounted radiator, integrated wardrobes and a door leading into the en-suite.

En-Suite

UPVC double glazed frosted window to the front elevation, part tiled walls, tiled flooring, W/C- soft close toilet seat, vanity sink unit with luxury storage, double shower unit, mirrored wall storage, wall mounted radiator and spotlights.

Bedroom Two

10' 2" x 8' 6" (3.11m x 2.60m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.









Bedroom Three

8' 0" x 10' 3" (2.43m x 3.12m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation, part tiled walls, tiled flooring, W/C- soft close toilet seat, vanity sink unit with luxury storage, bath with an overhead shower, hand towel radiator and spotlights.

Outside

Front

Tarmac driveway with parking for two cars which leads to a detached garage and a paved patio fronting.

Garage

Detached, power and lights and an up and over door.

Rear

Enclosed, laid to lawn, paved patio footpath and gate access to the side.

Tenure

Freehold

Council Tax

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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.

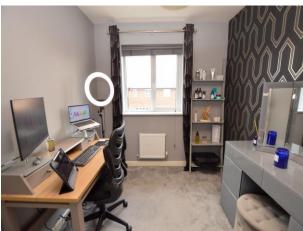
Other Information

Water mains or private? Mains
Parking arrangements? Driveway and garage
Flood risk? No
Coal mining issues in the area? No
Broadband how provided? Fibre
If there are restrictions on covenants? No
Is the property of standard construction? Yes
Are there any public rights of way? No
Safety Issues? No

Service Charge

£123.78 per annum

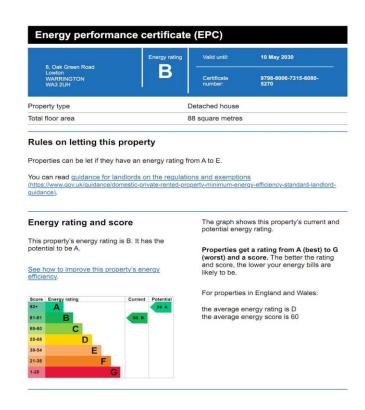












Viewing of this property is strictly by appointment through Stone Cross Estate Agents.