



Stirrups Farm Road, Lowton, WA3 2SX

**Offers in Excess of
£325,000**

Discover your dream family home at Stone Cross Estate Agents!

Nestled in the sought-after Wainhomes Heathfields Estate in Lowton, this stunning four-bedroom, three-storey detached residence combines elegance with practicality. Immaculately presented throughout, it boasts a spacious lounge, a stylish kitchen/diner opening onto the rear garden, and convenient ground floor cloakroom. Upstairs, there are two bedrooms, one of which features an en-suite and also benefits from a family bathroom, while the top floor offers two additional bedrooms and a shower room.

*With easy access to Leigh, Wigan, and Manchester, enjoy both tranquility and connectivity. Outside, a tarmac driveway leads to a detached garage, while the enclosed rear garden offers a serene escape with its lush lawn and paved patio area. Welcome home to comfort and luxury! **Please Contact Us To Arrange A Viewing***

- **Four Bedrooms**
- **Detached**
- **Three Storey**
- **Four Bathrooms**
- **Detached Garage**
- **Driveway**

Entrance Hall

Via Composite double glazed frosted door to the front elevation, wall mounted radiator, ceiling light point, marble tiled flooring and stairs to the first floor.

Lounge

16' 5" x 10' 10" (5m x 3.30m) Two UPVC double glazed windows, one to the front elevation and one to the side elevation, ceiling light point and wall mounted radiator.

Kitchen/Diner

16' 5" x 11' 0" (5m x 3.35m) UPVC double glazed window to the front elevation, UPVC double glazed French doors leading to the rear garden, ceiling light point, spotlights, wall mounted radiator, a variety of wall, base and drawer units, marble tiled flooring, stainless steel sink unit with mixer tap, integrated Electrolux double oven with a four ring gas hob and extractor hood, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, integrated Ideal Logic boiler and under stairs storage cupboard.

Cloakroom

4' 5" x 3' 6" (1.35m x 1.07m) W/C, wash hand basin with tiled splash back, wall mounted radiator, ceiling light point, extractor fan and marble tiled flooring.

First Floor

Landing

10' 1" x 7' 5" (3.07m x 2.26m) UPVC double glazed window to the rear elevation, ceiling light point and stairs to the second floor.

Bedroom One

16' 5" x 11' 1" (5m x 3.38m) Two UPVC double glazed windows one to the front elevation and one to the side elevation, wall mounted radiator, fitted wardrobes, ceiling light point and door to en-suite.

En-suite

6' 1" x 6' 0" (1.85m x 1.83m) UPVC double glazed frosted window to the front elevation, heated towel rail, three piece suite comprising of a W/C, wash hand basin with a mixer tap, shower unit, tiled walls, tiled flooring and spotlights.

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m) UPVC double glazed window to the side elevation, wall mounted radiator, ceiling light point and fitted wardrobes.



Family Bathroom

11' 10" x 6' 0" (3.61m x 1.83m) UPVC double glazed frosted window to the front elevation, four piece suite comprises of a W/C, tiled panel bath, shower unit and a wash hand basin with a mixer tap, hand towel radiator, part tiled walls, tiled flooring and spotlights.

Second Floor

Landing

9' 6" x 6' 7" (2.90m x 2.01m) Wall mounted radiator, loft access, integrated air ventilator and ceiling light point.



Bedroom Three

14' 1" x 9' 1" (4.29m x 2.77m) UPVC double glazed window to the front elevation, UPVC double glazed Velux window, wall mounted radiator, ceiling light point and integrated wardrobes.

Bedroom Four

14' 1" x 9' 1" (4.29m x 2.77m) UPVC double glazed window to the front elevation, UPVC double glazed Velux window, wall mounted radiator and ceiling light point.



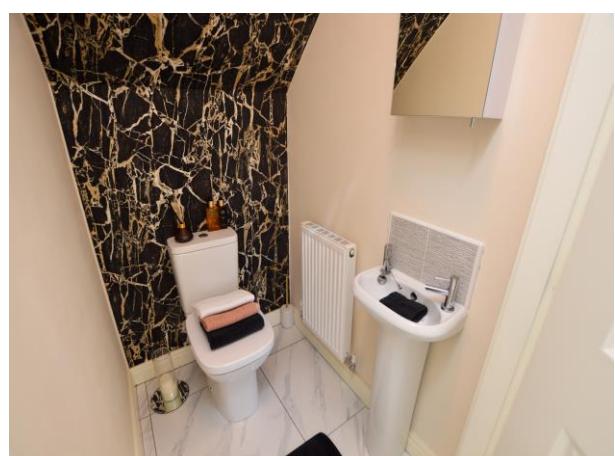
Shower Room

7' 6" x 4' 8" (2.29m x 1.42m) UPVC double glazed Velux window, three piece suite comprising of a W/C, wash hand basin with a mixer tap, shower unit, ceiling light point, hand towel radiator, part tiled walls and tiled flooring.

Outside

Front Garden

Paved, tarmac driveway leading to a detached garage and bedding areas.



Rear Garden

Enclosed, laid to lawn and paved patio area, gate access to the rear and access to the front.

Tenure

Freehold

Council Tax Band

E



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.



Energy performance certificate (EPC)

12, Stirups Farm Road Lowton WARRINGTON WA3 2SX	Energy rating B	Valid until: 16 October 2028
	Certificate number: 9238-5999-7320-6808-8944	

Property type	Detached house
Total floor area	121 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 energy rating is B. It has the potential to be A.

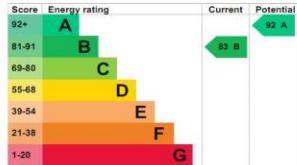
[See how to improve this property's energy efficiency.](#)

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.