



## **Wood Sorrel Way, Warrington**

**Offers in Excess of  
£349,950**

***Looking for your dream home? Look no further than Wood Sorrel Way in Lowton! This stunning 4-bedroom, 4-reception room property is the perfect family home. Boasting spacious and versatile living accommodation, this impressive property has been beautifully designed and finished to an impeccable standard. With four generous bedrooms, including a master suite with its own luxurious en-suite bathroom, there's plenty of space for the whole family. The property's four reception rooms provide ample space for relaxing and entertaining, with a large living room, dining room, study, and family room. The family room opens onto the beautifully landscaped rear garden, which is perfect for summer BBQs and outdoor entertaining. Situated in a quiet cul-de-sac in the sought-after area of Lowton, this property is just a stone's throw away from local amenities, schools, and transport links. With excellent motorway access to both Manchester and Liverpool, this property is ideal for commuters. Don't miss out on this fantastic opportunity to own your dream home. Contact us today to arrange a viewing!***

- **Detached Property**
- **4 - 5 Bedrooms**
- **Ensuite**
- **Open Plan Kitchen/Diner**
- **Conservatory**
- **4 Car Driveway**

**Entrance Hallway**

Via UPVC double glazed door to front elevation, wall mounted radiator, ceiling spotlights, door to cloakroom.

**Cloakroom**

Ceiling light point and boiler.

**Lounge**

17' 8" x 10' 11" (5.38m x 3.32m) UPVC double glazed bay window to front elevation, electric fire and surround, ceiling light point, 2 x wall mounted radiators.

**Reception Room Two**

12' 8" x 7' 9" (3.85m x 2.36m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling spotlights.

**Kitchen/Diner**

20' 10" x 17' 7" (6.34m x 5.37m) UPVC double glazed window to the rear elevation, wall base and drawer units, sink drainer with mixer taps, electric oven, induction hob and extractor fan, integrated fridge freezer, integrated dishwasher, oak engineered flooring and wall mounted radiator.

**Conservatory**

12' 8" x 8' 2" (3.87m x 2.48m) UPVC double glazed French doors to rear elevation, roof window.

**Utility room**

UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, wall, base and drawer units, sink unit with mixer taps, space for washing machine.

**W/C**

Ceiling light point, W/C, sink unit and oak engineered flooring.

**First Floor Landing**

Ceiling light points, door to airing cupboard and access to the loft.

**Bedroom One**

11' 11" x 10' 10" (3.64m x 3.31m) UPVC double glazed window to front elevation, wall mounted radiator, fitted wardrobes, spotlights.

**En-suite**

7' 10" x 4' 5" (2.38m x 1.35m) UPVC double glazed window to the side elevation, wall mounted radiator, WC, sink unit, double walk-in shower.



**Bedroom Two**

12' 6" x 9' 4" (3.80m x 2.85m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

**Bedroom Three**

12' 0" x 8' 11" (3.67m x 2.73m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

**Bedroom Four**

9' 0" x 8' 8" (2.75m x 2.63m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

**Bathroom**

7' 7" x 6' 2" (2.30m x 1.87m) UPVC double glazed frosted window, vanity sink unit, WC, bath with overhead shower, spotlights, tiled walls, heated towel radiator.

**Externally****Front**

Block paved driveway for off road parking, gate to side, laid to lawn.

**Rear**

Enclosed laid to lawn with raised borders, outdoor lighting, outdoor tap, paved patio, garden shed which has power and electric, bin storage.

**Tenure**

Leasehold

**Council Tax Band**

D

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)

24, Wood Somel Way Lowton WARRINGTON WA3 2GX	Energy rating <b>D</b>	Valid until: 30 September 2028 Certificate number: 8488-7521-6930-5095-9922
---	---------------------------	--

**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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

***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.