



  
Stone Cross  
ESTATE AGENTS

**Abbey Road, Lowton, Warrington, WA3 1EP**

**Offers in Excess of  
£229,950**

Stone Cross Estate Agents are delighted to bring to the market this extended 4 bedroom semi detached property, located on the poplars estate behind Lowton High School. Close to local amenities i.e. shops and restaurants. Also with bus routes located on St Helens Road to Leigh, Wigan and St Helens. With the East Lancashire Road a short drive away. The property comprises of porch, open plan lounge/kitchen/diner, reception room, utility room, cloakroom and bedroom to the ground floor and three bedrooms and bathroom to the first floor. Externally is a block paved driveway with ample parking space to the front and to the rear is a laid to lawn enclosed garden with separate patio area. Book a viewing now - 01942 356266!! DO NOT MISS OUT ON THIS BEAUTIFUL FAMILY HOME.

- Four Bedroom Semi-Detached
- Open-Plan Lounge/Kitchen/Diner
- Perfect family home
- Four Bedrooms
- Driveway

### **Entrance Porch**

Stained glass hardwood door with double glazed hard wood window surround. Tiled floors and two wall light points. Stained glass hardwood door to lounge.

### **Lounge**

12' 9" x 19' 2" (3.88m x 5.85m) UPVC double glazed window to the front elevation. Stairs to first floor, ceiling light point, two wall light points, wall mounted radiator and laminate flooring. Under stair feature storage area. Feature electric fire. Open archway into dining room.



### **Dining Room**

8' 4" x 9' 5" (2.55m x 2.87m) French hard wood doors leading to rear reception room. Laminate flooring, ceiling light point and wall mounted radiator.

### **Kitchen**

8' 4" x 9' 5" (2.54m x 2.87m) Hard wood double glazed window to rear reception room. A range of fitted wall, base and drawer units. Double oven, gas hob and extractor fan. Part tiled walls, laminate flooring and ceiling light point. One and a half stainless steel sink unit with mixer tap.



### **Reception Room**

8' 2" x 17' 10" (2.49m x 5.43m) UPVC double glazed French door leading to the rear elevation. Laminate flooring, two ceiling light points wall mounted radiator and loft access.

### **Utility Room**

10' 4" x 7' 7" (3.15m x 2.31m) UPVC wood effect double glazed window and door to the rear elevation. Wall and base fitted units. Space for American fridge/freezer. Plumbing for washing machine, space for dryer and stainless steel sink unit with mixer tap. Part tiled walls, tiled floor, ceiling light point, boiler, loft access and seating area.



### **Cloakroom**

3' 10" x 7' 9" (1.17m x 2.36m) Three piece suite comprising of corner electric shower unit, sink unit and W/C. Tiled walls, ceiling light point and hand towel rail.

### **Downstairs Bedroom**

12' 0" x 7' 10" (3.66m x 2.40m) UPVC wood effect double glazed french door to the front elevation with window to the side. Ceiling light point, wall mounted radiator and fitted storage units.



## **First Floor**

### **Landing**

*Ceiling light point. Doors leading to other rooms.*

### **Bedroom One**

12' 1" x 10' 5" (3.68m x 3.17m) UPVC double glazed window to the front elevation. Ceiling light point, wall mounted radiator, two wall light points, laminate flooring and integrated wardrobes.



### **Bedroom Two**

9' 3" x 10' 6" (2.83m x 3.21m) UPVC double glazed window to the rear elevation. Ceiling light point, wall mounted radiator and laminate flooring.



### **Bedroom Three**

8' 10" x 8' 7" (2.69m x 2.61m) UPVC double glazed window to the front elevation. Ceiling light point and wall mounted radiator. Built in storage and bed.

### **Bathroom**

8' 6" x 8' 6" (2.58m x 2.58m) L shaped. Two UPVC double glazed frosted windows to the rear elevation. Three piece suite comprising W/C, sink unit and bath with overhead shower. Part tiled walls, tiled flooring, ceiling light point, wall mounted radiator and loft access.



### **Externally**

### **Front**

Block paved driveway. Stone area.

### **Rear Garden**

Laid to lawn. Enclosed. Separate patio area. Shed.

### **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.**



***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.