



NEWTON ROAD, LOWTON, WA3 1PQ



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This Exceptional 5 Bedroom Home Seamlessly Blends Classic Period Features With Modern Amenities, Breathtaking Views Of Open Farmland Stretching Across The Front, Side And Rear Of The Property.

Picture Yourself Enjoying A Leisurely Breakfast In Your Open Plan Kitchen, Designed To Cater To The Needs Of A Modern Family. A Short Walk From The Traveller's Rest Pub And A Short Drive From Newton Le Willows Train Station. Occupying A Superior Position.

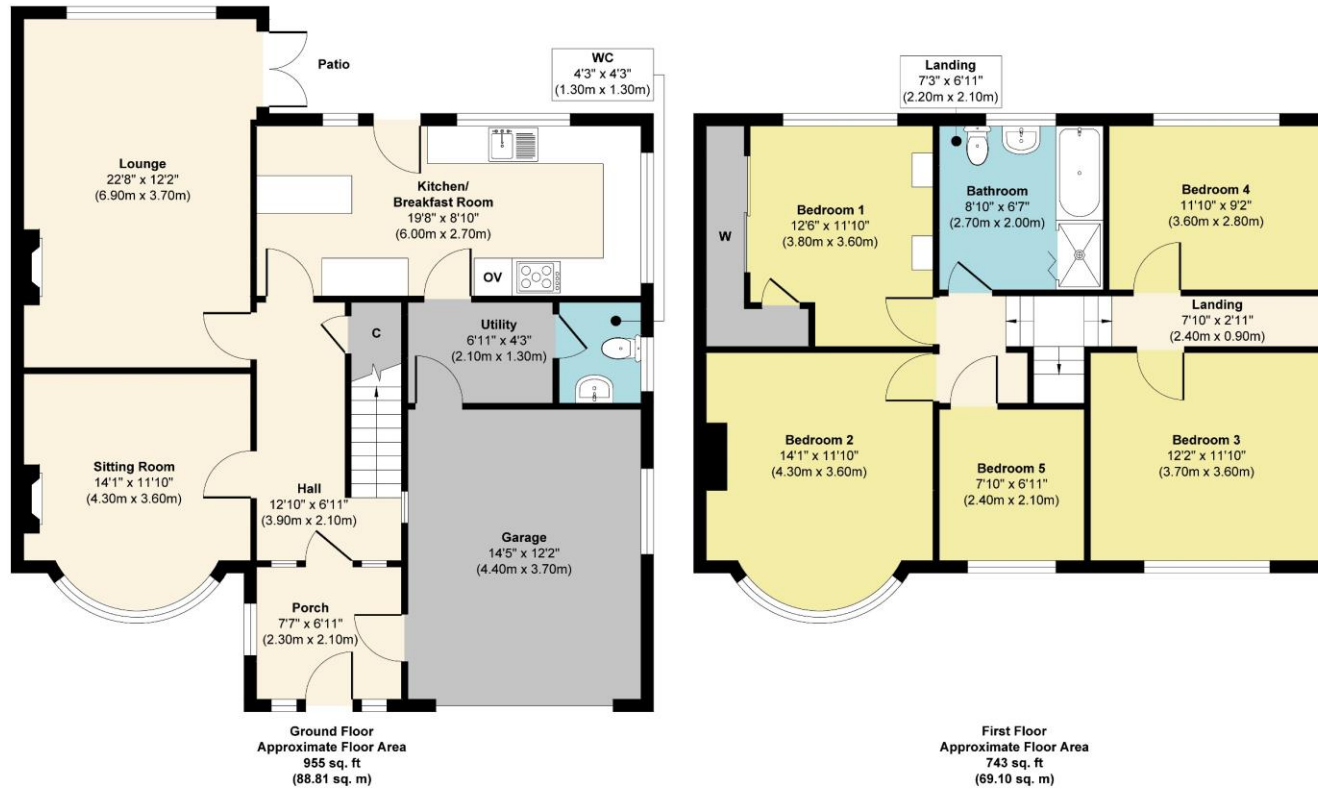
This Fine Home Is Complemented By Gas Central Heating And UPVC Double Glazing And Incorporates An Entrance Porch, A Spacious Hallway (With Access To Garage), A Bay-Fronted Sitting Room, A Spacious Lounge, A Breakfast Kitchen And Useful Utility Room Plus W.C, All To The Ground Floor, With 5 Generous Bedrooms And Family Bathroom To The First Floor.

The Grounds Include Expansive Gardens That Wrap Around The Side Including A Tarmacked Driveway, Providing Parking For Several Vehicles, With Side Access Gate Leading To A Generous Side And Rear Garden, With Raised Patio Area, Lawns, Vegetable Patch And Garden Room.

NO CHAIN INVOLVED.







**Approx. Gross Internal Floor Area 1698 sq. ft / 157.91 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**General Services:**

All mains' services are believed to be connected to the property.

Construction Type: brick and tile

Heating type: gas central heating

Broadband (if known): standard (24mbps download, 3mbps upload). No current availability for superfast or ultrafast.

Mobile Signal/Coverage: Vodafone (voice good, 5g internet), Talk Mobile (voice good, 5g internet), O2 (voice good, 4g internet)

Rights/Restrictions: ask agent

Flood Risk (if known): none

Existing Planning Permissions: none

**Local Authority:**

Wigan Borough Council

**Council Tax:**

Band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.