



THE LIMES, LOWTON, WA3 1HZ



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Situated In An Exclusive Cul-De-Sac In Lowton, Is This Self Build Executive Detached, 4/5 Bedroom Home Offering Around 3300sq. Ft. Of Living Space. Overlooking Fields And Just A Short Distance From Newton-Le-Willows Train Station, And The 19th Century Travellers Rest Country Pub. This Property Combines Rural Tranquillity With Excellent Transport Links To The East Lancs Road, M6, And M62.

The home features a broad, pillared entrance leading to a block-paved driveway with ample parking, including a double garage with an upstairs room ideal for a gym/office or extra bedroom.

Inside, the double-height entrance hall creates an immediate sense of openness and light. The accommodation on offer includes a spacious lounge, kitchen diner, dining conservatory, study, cinema room, utility room, laundry room, shower room and WC all to the ground floor. Plus, principal bedroom with dressing room and ensuite bathroom, a further 3 bedrooms, ensuite and family bathroom.

Additionally, there is a most useful room above the garage ideal for a gym/office or extra bedroom.





The Limes, Lowton



Approx. Gross Internal Floor Area 3274 sq. ft / 304.36 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

Heating type: GCH

Broadband (if known): Openreach/Virgin Media
Stand 2mbps down 0.3 mbps up/ Ultra 1000 mbps, 100 mbps

Mobile Signal/Coverage: EE/Three/02/Vodafone

Flood Risk (if known):None

Local Authority:

Wigan Borough Council

Council Tax:

Tax Band G

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	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.