



NEWTON ROAD, LOWTON, WA3 1PQ

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Stunning 3-Bedroom Family Home with Breathtaking Rural Views

Discover this beautifully presented 3-bedroom family home, ideally positioned to offer the perfect blend of peaceful countryside living and commuter convenience. Nestled in a tranquil setting with outstanding rural views to both the front and rear, this charming property is ideal for growing families seeking space, comfort, and connectivity.

Step inside to find a warm and welcoming home with well-proportioned living spaces. The heart of the home is a stylish extended kitchen/diner, perfect for family meals, entertaining guests, or simply enjoying the view of the beautifully landscaped rear garden.

Outside, the rear garden is a true haven – lovingly designed with mature planting, lawned areas, and an ornamental fish pond, all backing onto open fields for a peaceful and private outdoor retreat.

Additional highlights include:

- Three generously sized bedrooms
- Panoramic countryside views
- Landscaped front and rear gardens
- Easy access to Newton-le-Willows
- Excellent transport links to the M6, M62, M56, and East Lancs Road

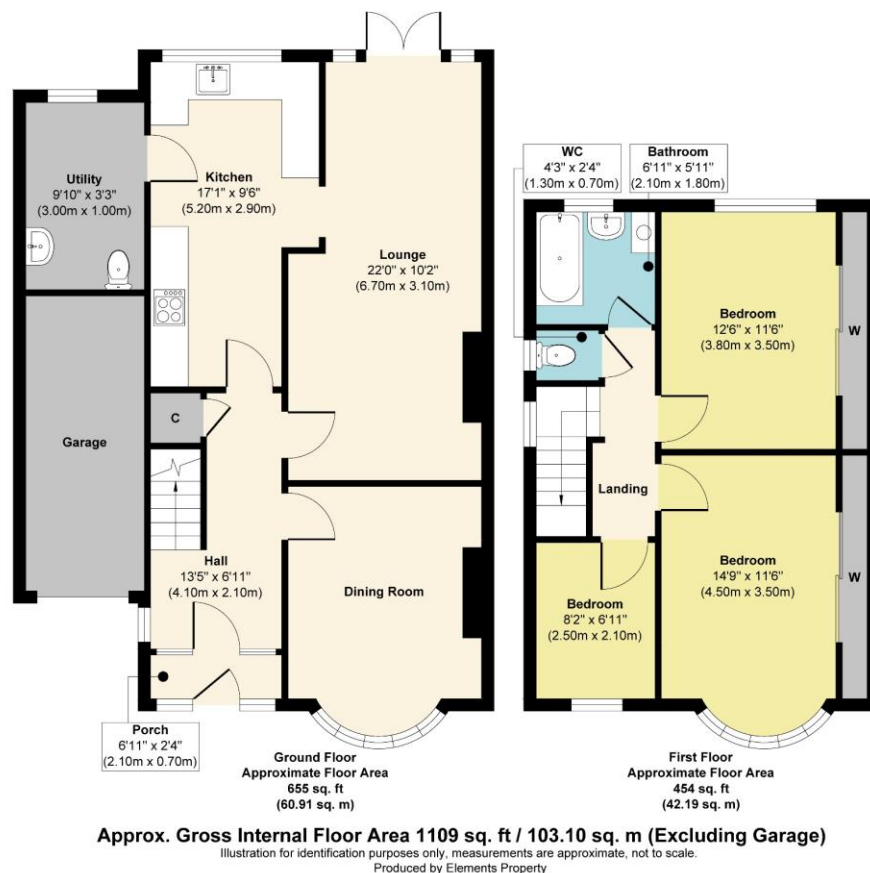
This property offers the rare combination of rural tranquility and urban accessibility, making it a must-see for families looking to put down roots in a scenic yet connected location.

Early viewing is highly recommended.





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General Services:

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

Construction Type: Brick, tile and render

Heating type: Gas Central Heating

Broadband: standard (download 26mbps, upload 4mbps), superfast not available, ultrafast (download 1800mbps, upload 220 mbps).

Mobile Signal/Coverage: EE (voice limited, data limited), O2 (voice likely, data limited).

Rights/Restrictions: ask the agent

Flood Risk: very low (Surface water), very low (rivers and sea).

Existing Planning Permissions: none

Local Authority:

Wigan Borough Council

Council Tax: Band D

Tenure:

Leasehold



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.

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