



## 43 Stoneacre Close

Lowton, Warrington, WA3 2UE

**Price £305,000**



Located on one of Lowton's most desirable developments Sapphire Homes are delighted to offer For Sale this immaculately presented 3 bedroom detached family home which is built to a high specification. A delightful village lying around two miles from Leigh, seven miles south of Wigan and 11 miles west of Manchester city centre. The development is also perfectly positioned within easy reach of the many schools, local amenities and facilities of Lowton and is also situated off the A580 East Lancashire Road with the transport and motorway network just a short distance away. In brief the accommodation comprises a welcoming entrance hall, downstairs W.C., generous living area and a luxury modern fitted kitchen / diner with integrated appliances and worksurfaces to compliment with French doors leading out to the rear garden. To the first floor, the landing provides access to three well appointed bedrooms with the master bedroom boasting fitted robes and an ensuite with three piece shower suite and there is a family bathroom with three piece suite in white with shower over bath. The loft space has been boarded with ladders and an LED strip light.

The property is warmed by Gas Central Heating and also boasts a modern tasteful décor and UPVC double glazing throughout. Externally to the front elevation there is off road parking for 2 vehicles with an EV charging point installed and there is potential for a third space. To the rear / side elevation there is a newly landscaped garden which enjoys a sunny aspect and is perfect for entertaining friends and family and has an established lawn, newly installed patio area, perimeter fencing and well stocked borders.

The shed in the rear garden has electric installed alongside the Ring Doorbell/Floodlight cameras.

Early internal viewing is highly recommended to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway

W.C. 4'8" x 3'2" (1.42m x 0.97m)

Lounge 14'1" x 16'1" (4.29m x 4.90m)

Kitchen / Diner 12'11" x 16'0" max (3.94m x 4.90m max)

FIRST FLOOR

Landing

Master Bedroom 10'10" x 16'1" max (3.30m x 4.90m max)

Ensuite 4'6" x 7'7" max (1.37m x 2.31m max)

Bedroom 2 9'5" x 8'2" (2.87m x 2.49m)

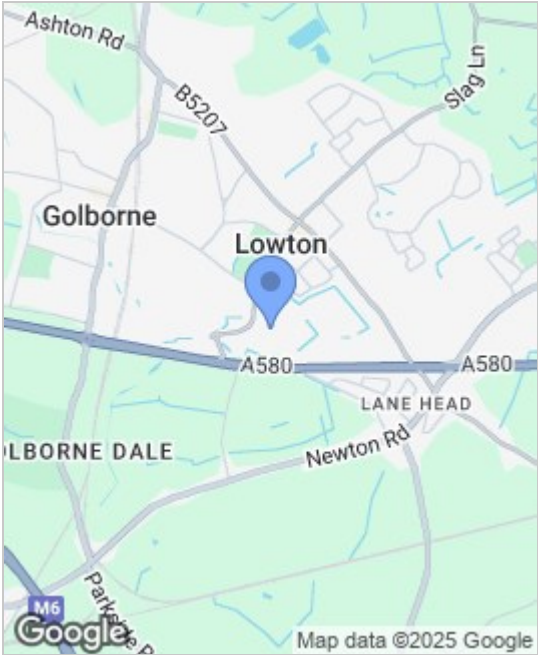
Bedroom 3 7'6" x 9'5" (2.29m x 2.87m)

Family Bathroom 6'7" x 5'7" (2.01m x 1.70m)

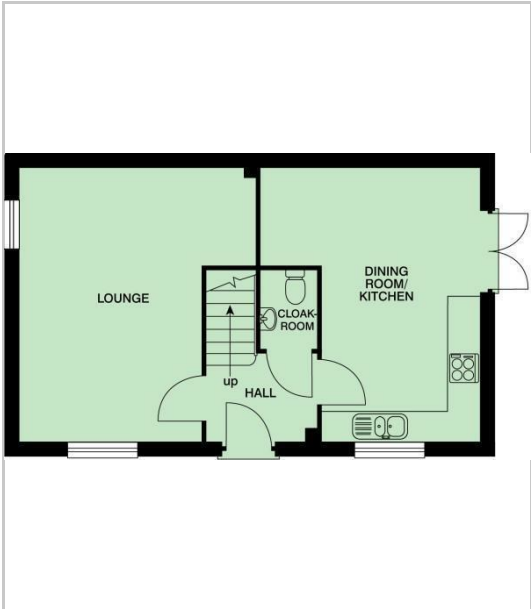
EXTERNAL

Detached Garage

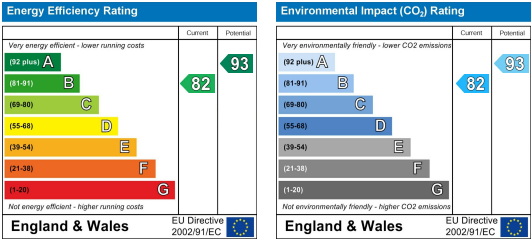
Area Map



Floor Plans



Energy Efficiency Graph



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