



**Ranworth Drive, Lowton, Warrington, WA3 3SY      Offers in Excess of £359,950**

*This exceptional 4-bedroom detached property on Ranworth Drive in Lowton is being offered on a freehold basis, providing you with complete ownership of both the property and the land it sits on. With ample living space, including a conservatory, modern fixtures and fittings, landscaped gardens, and secure off-street parking, this home ticks all the boxes for modern family living. With four generously-sized bedrooms, this home has plenty of space for you and your family. Each bedroom is beautifully designed with large windows that let in plenty of natural light, creating a bright and airy atmosphere. The master bedroom comes complete with an en-suite bathroom for added convenience. So, are you ready to make the move onto Ranworth Drive? Contact us today to schedule a viewing and see for yourself just how special this property really is.*

- **Detached**
- **4 Bedrooms**
- **Master benefits from En-suite**
- **Garage & Driveway**
- **Conservatory**
- **Front and rear gardens**

### **Entrance**

Via a UPVC double glazed door, wall mounted radiator, under stairs storage, stairs to the first floor.

### **WC**

UPVC double glazed frosted window to the front elevation, tiled flooring, wall mounted radiator.

### **Lounge**

15' 4" x 11' 4" (4.67m x 3.45m) UPVC double glazed patio doors to the rear elevation, wall mounted radiator, gas fire and surround.

### **Kitchen**

10' 10" x 8' 8" (3.3m x 2.64m) UPVC double glazed window to the rear and side elevations, wall mounted radiator, wall base and draw units, sink unit with drainer and mixer taps, gas hob, oven and dishwasher.

### **Dining Room**

8' 9" x 11' 1" (2.67m x 3.38m) UPVC double glazed window to the front elevation, wall mounted radiator.

### **Utility Room**

Plumbing for washing machine, boiler.

### **Landing**

Access to bedrooms and loft.

### **Bedroom One**

11' 11" x 15' 5" (3.63m x 4.7m) UPVC double glazed window to the front elevation, wall mounted radiator, spotlights, fitted bedroom furniture.

### **Bedroom Two**

8' 9" x 13' 10" (2.67m x 4.22m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### **Bedroom Three**

9' 0" x 8' 10" (2.74m x 2.7m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point.

### **Bedroom Four**

8' 2" x 9' 9" (2.5m x 2.97m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, fitted furniture.

### **En-suite**

UPVC double glazed window to rear elevation, bath with overhead shower, WC, sink unit, tiled walls and floors, extractor fan.

### **Bathroom**



*UPVC double glazed window to the rear elevation, bath with overhead shower, sink, WC, tiled walls and flooring*

**Garage**

*Up and over door, power and lighting.*

**Conservatory**

*12' 6" x 11' 2" (3.8m x 3.4m) UPVC double glazed French door to the side elevation, tiled floor and ceiling fan.*

**Front garden**

*Laid to lawn, security lighting, driveway.*

**Rear Garden**

*Patio area, laid to lawn with borders.*

**Tenure**

*Freehold*

**Council Tax Band**

*E*

*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.*



## Energy performance certificate (EPC)

57, Rainworth Drive Lowton WARRINGTON WA3 2SY	Energy rating <b>C</b>	Valid until: 14 November 2023 Certificate number: 8037-7429-1409-4565-8992
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**Property type**  
Detached house

**Total floor area**  
115 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

***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.