



Moorfield Crescent, Lowton, WA3 1AJ

**Offers in Excess of
£364,950**

STONE CROSS ESTATE AGENTS are excited to present this stunning three-bedroom DETACHED BUNGALOW to the market. Situated in a highly desirable and peaceful semi-rural location, just off Pocket Nook Lane, this property offers a tranquil living environment. It enjoys convenient proximity to a variety of local amenities, including shops, schools, and local bus routes. Additionally, it boasts easy access to major transportation routes such as The East Lancashire Road (A580) and The National Motorway Network. Upon entering, you are welcomed by an entrance porch that leads to a hallway, providing access to the three bedrooms, family bathroom, and a spacious lounge/diner. From the lounge/diner, you can enter the well-appointed kitchen, and delightful conservatory. Externally, the property features a front garden with a well-maintained lawn and established borders. A driveway offers off-road parking and leads to a detached garage. The rear of the property showcases a beautiful enclosed garden with a lush lawn, a patio area, and carefully planted shrubs and trees. Offering open aspect views and facing south, the garden provides a serene and picturesque setting, ensuring privacy as it is not overlooked. Don't miss out on this wonderful

- **Three Bedroom Detached Bungalow**

- **Conservatory**

- **South Facing**

- **Open Aspect Views from the Landscaped Garden**

- **Sought After Location**

Driveway leading to Detached Garage

opportunity! Contact us now to arrange a viewing and explore all that this exceptional property has to offer.

Entrance Porch

Entrance via composite door with double glazed UPVC windows to the sides. Ceiling light point, laminate flooring and wooden door leading to the hallway.

Hallway

Laminate wood effect flooring, ceiling light point, wall mounted radiator, meter cupboard and storage cupboard leading to the cellar.

Lounge/Dining Room

18' 10" x 24' 10" (5.75m x 7.57m) L shaped. Two UPVC double glazed sliding doors with one leading to the conservatory and one leading to the rear garden. UPVC double glazed window to the front elevation. Ceiling light point, two wall light points, three wall mounted radiators and wood effect laminate flooring.

Kitchen

10' 10" x 12' 10" (3.31m x 3.92m) UPVC double glazed french doors with windows either side to the rear elevation. UPVC double glazed window to the side elevation. A range of fitted wall, base and drawer units, oven, induction hob and extractor fan, plumbing for automatic washing machine, space for fridge/freezer, integrated fridge, island with base units and seating area, part tiled walls, tiled flooring and spot lights.

Conservatory

13' 7" x 10' 8" (4.14m x 3.25m) UPVC double glazed surround with french doors leading to the rear garden. Laminate flooring and ceiling fan light.

Bedroom One

11' 5" x 11' 11" (3.47m x 3.63m) UPVC double glazed window to the front elevation, ceiling light point, wood effect laminate flooring and wall mounted radiator.

Bedroom Two

9' 11" x 9' 11" (3.02m x 3.03m) UPVC double glazed window to the front elevation, ceiling light point, wood effect laminate flooring, integrated wardrobes and wall mounted radiator.

Bedroom Three

5' 11" x 8' 10" (1.80m x 2.70m) UPVC double glazed window to the side elevation, ceiling light point, wood effect laminate flooring and wall mounted radiator.

Bathroom

6' 11" x 8' 11" (2.11m x 2.72m) UPVC double glazed frosted window to the side elevation. Four piece suite comprising of W/C, hand wash basin, bath and separate mains shower. Tiled flooring, tiled walls, ceiling light point and spot lights in the shower, hand towel rail and loft access. The loft is fully boarded throughout.



Outside

Front

Enclosed laid to lawn garden with pathway leading to door and plants, conifers and shrubs. Driveway for off-road parking with gates that lead to the rear elevation.

Rear Garden

Landscaped south facing garden with laid to lawn and Indian stone patio. Not overlooked. Decked seating area and trees/plants/shrubs.

Detached Garage

Up and over door. Power and lighting. Door to the side elevation.

Tenure

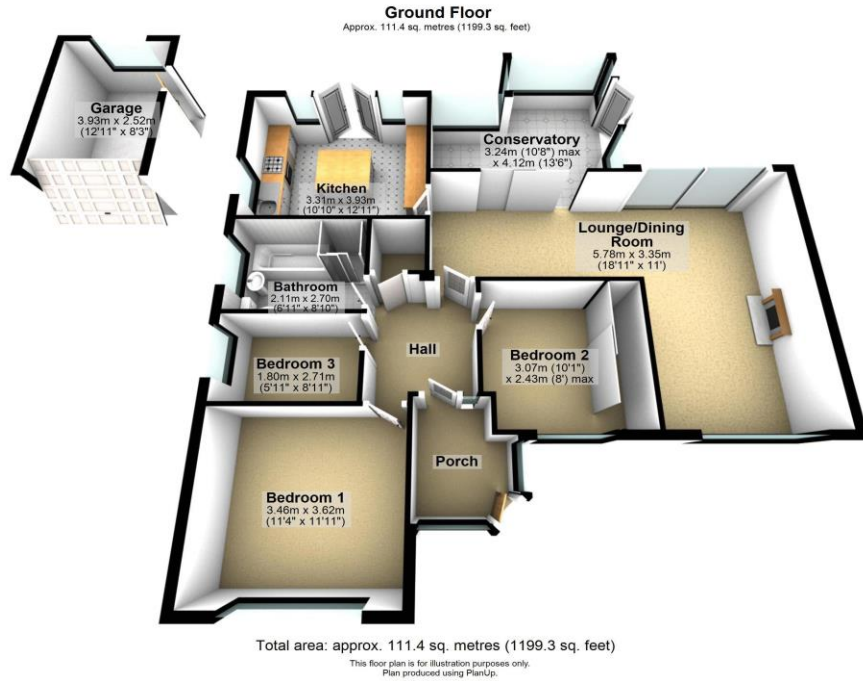
Freehold.

Council Tax Band

D.

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.





7/5/23, 9:11 AM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

18 Moorfield Crescent Lowton WARRINGTON WA5 1AJ	Energy rating <div style="font-size: 2em; font-weight: bold; background-color: white; color: black; padding: 5px; border-radius: 50%; display: inline-block;">D</div>	Valid until: 4 July 2033 Certificate number: 0350-2744-6230-2207-2871
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Property type: Detached bungalow

Total floor area: 85 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 rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2744-6230-2207-2871?print=true>

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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.