



Little Lowes Meadow, Lowton, WA3 2XB

**Offers in Excess of
£424,950**

Stone Cross Estate Agents are delighted to present to you this IMMACULATE Four Bedroom Detached Family Home, nestled in the sought after "Lowton Heath" Bloor homes development previously known as "The Berrington". Situated off the East Lancashire Road (A580) with access to the cities of Manchester and Liverpool via the A580 with the motorway network just a short drive away. This captivating home boasts a bright entrance hallway, a cozy lounge, an open plan kitchen/diner/family room, an office, a practical utility room, and a convenient downstairs cloakroom, all on the ground floor. Ascend the stairs to find a spacious landing, a master bedroom with an en-suite, three more bedrooms, and a family bathroom on the first floor. Outside, you'll find a driveway and garage with ample parking space at the front, while the rear reveals a beautifully landscaped enclosed garden with seating area—perfect for entertaining. Don't miss this opportunity! Contact us now to arrange a viewing and make this your forever home! NO CHAIN!!

- **Four Bedroom Detached**
- **Open Plan Kitchen/Diner/Lounge**
- **Detached Garage**
- **Sought-After Location**
- **NO CHAIN**

Entrance

Via composite double glazed frosted door.

Hallway

Stairs to the first floor with under stair storage, storage cupboard housing the meters, tiled floor, two ceiling light points and wall mounted radiator.

Kitchen/Dining/Family Area

13' 7" x 27' 4" (4.14m x 8.33m) UPVC double glazed window to the front elevation, composite double glazed frosted door to the side elevation, UPVC double glazed French doors with windows to the sides to the rear elevation and two double glazed skylights. A range of fitted wall, base and drawer units, integrated fridge/freezer, integrated dishwasher, cupboard housing the boiler, quartz work tops, splash backs, Bosch double oven and grill, 1.5 stainless steel sink unit with swan tap, island with base cupboards and Bosch induction hob with extractor fan above. Tiled flooring, spot lights, two ceiling light points and two wall mounted radiators.

Lounge

11' 11" x 15' 10" (3.62m x 4.82m) UPVC double glazed french doors with windows either side to the rear elevation. Media wall with feature electric fire. Ceiling light point, spot lights and two wall mounted radiators.

Utility Cupboard

Wall units, plumbing for washing machine, space for dryer, tiled flooring and spot lights.

Cloakroom

Roca two piece suite comprising of sink unit and W/C. Part tiled walls, tiled flooring, ceiling light point and wall mounted radiator.

Office

8' 0" x 8' 4" (2.44m x 2.53m) UPVC double glazed window to the front elevation. Ceiling light point and wall mounted radiator.

First Floor

Landing

Loft access with pull down ladder and boarded, storage cupboard, ceiling light point and wall mounted radiator.

Master Bedroom

11' 11" x 13' 0" (3.62m x 3.95m) UPVC double glazed window to the rear elevation. Ceiling light point, wall mounted radiator, integrated wardrobes and access to the en-suite.



En-Suite

UPVC double glazed frosted window to the rear elevation. Roca two piece suite comprising of W/C and sink unit, double shower unit, part tiled walls, spot lights and wall mounted radiator.

Bedroom Two

11' 9" x 9' 8" (3.59m x 2.94m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Three

14' 7" x 10' 11" (4.44m x 3.32m) Two UPVC double glazed windows to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Four

8' 8" x 12' 0" (2.63m x 3.67m) Two UPVC double glazed windows, one to the side elevation and one to the rear elevation. Ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window to the side elevation, Roca three piece suite comprising of W/C, sink unit and bath with hand held shower. Separate shower unit, part tiled walls, spot lights and hand towel rail.

Externally

Front

Indian slate leading to the front door, laid to lawn either side, driveway to the side of the property leading up to the detached garage and gated access to the rear garden.

Rear Garden

Enclosed rear garden with Indian slate tiles and artificial grass. Sleepers with stones/plants/shrubs.

Detached Garage

Up and over door, composite door to the side elevation, power and lighting.

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.

DISCLAIMER

Please note the vendor of this property is related to a staff member.





12/5/23, 4:22 PM

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

Energy performance certificate (EPC)

37, Little Lowes Meadow
LOWTON
WARRINGTON
WA3 2XB

Energy rating
B

Valid until: 28 November 2028

Certificate number: 2318-4950-7369-6518-7924

Property type: Detached house
Total floor area: 139 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 B. It has the potential to be A.

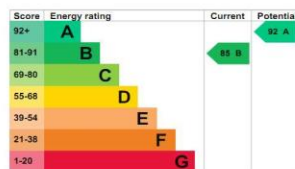
[See how to improve this property's energy efficiency.](#)

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



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.