



Lowes Fold, Lowton, WA3 2XD

Offers Over £349,950

Discover luxury living in this exquisite Four Bedroom Detached Family Home at Stone Cross Estate Agents. Nestled in the desirable "Lowton Heath" Bloor Homes development, this residence is conveniently located off the East Lancashire Road (A580), offering easy access to Manchester and Liverpool via the A580 and the motorway network. The "Titchfield" features an inviting entrance hall, a cozy lounge, and an open kitchen/diner with French doors leading to the rear garden. A utility room and cloakroom complete the ground floor. Upstairs, four bedrooms await, including one with an en-suite, accompanied by a stylish family bathroom with a separate bath and shower unit. Outside, a tarmac driveway leads to a detached garage, providing ample off-road parking, while the rear showcases an enclosed garden with lush lawns and paved patio areas. Elevate your lifestyle with this stunning family home. **Please Contact Us To Arrange A Viewing******

- **Four Bedrooms**
- **Detached**
- **Utility Room**
- **Three Bathrooms**
- **Enclosed Rear Garden**
- **Detached Garage**

Entrance Hall

Via UPVC double glazed door to the front elevation.

Lounge

11' 3" x 19' 9" (3.43m x 6.01m) UPVC double glazed box bay window to the front elevation, laminate flooring, ceiling light point and wall mounted radiator.

Kitchen/Diner

20' 4" x 20' 5" (6.2m x 6.22m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, spotlights, ceiling light point, a variety of wall, base and drawer units, part tiled walls, oven, electric hob, extractor, integrated fridge/freezer, 1.5 sink unit with swan neck tap and two wall mounted radiators.

Utility Room

4' 10" x 3' 10" (1.47m x 1.18m) Ceiling light point, wall mounted radiator, plumbing for washing machine, boiler and cupboards.

Cloakroom

UPVC double glazed frosted window to the front elevation, W/C, wash hand basin, part tiled walls and ceiling light point.

First Floor

Landing

Storage cupboard.

Bedroom One

12' 5" x 8' 5" (3.78m x 2.57m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and an en-suite.

En-Suite

Three piece suite comprising of a W/C, wash hand basin, double shower and part tiled walls.

Bedroom Two

11' 9" x 9' 10" (3.57m x 3.00m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Bedroom Three

6' 11" x 10' 5" (2.12m x 3.17m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

Bedroom Four

8' 5" x 7' 7" (2.56m x 2.31m) UPVC double glazed window to the front elevation and a ceiling light point.



Family Bathroom

UPVC double glazed frosted window to the side elevation, ceiling light point, part tiled walls, three piece suite comprising of a W/C, wash hand basin, bath with hand held shower and a separate shower unit.

Outside

Front

Tarmac driveway leading to the detached garage, stones and path to door.

Garage

Detached, electric roller door, sliding door leading into second utility.

Rear Garden

Enclosed, laid to lawn area, paved patio area and borders with plants.

Tenure

Freehold

Council Tax

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)

12, Lowes Fold
Lowton
WARRINGTON
WA3 2XD

Energy rating
B

Valid until: 7 July 2029

Certificate number: 0488-9066-7303-6751-4950

Property type: Detached house
Total floor area: 105 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 energy rating is B. It has the potential to be A.

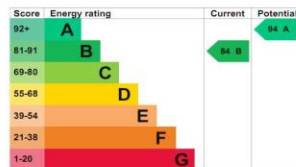
[See how to improve this property's energy efficiency.](#)

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.