



## **Little Lowes Meadow, Lowton, WA3 2XB**

**Offers Over £324,950**

**Introducing the exquisite Three Bedroom Detached Family Home by Stone Cross Estate Agents, located in the prestigious "Lowton Heath" Bloor Homes development, formerly known as "The Whitfield". Enjoying a prime position just off the East Lancashire Road (A580), with easy access to Manchester and Liverpool via the motorway network, this home offers both convenience and luxury. The ground floor features a welcoming entrance hall, cosy lounge, well-equipped kitchen/diner, and convenient cloakroom. Upstairs, three bedrooms await, including one with an en-suite, alongside a three piece family bathroom. Outside, a tarmac driveway and detached garage provide ample off road parking, while the enclosed rear garden offers laid-to-lawn beauty with paved areas. Don't miss out on the opportunity to call this stunning property your new home. **\*\*Please Contact Us To Arrange A Viewing\*\*****

- **Three Bedrooms**
- **Detached**
- **Driveway**
- **Detached Garage**
- **Three Bathrooms**
- **Freehold**

### **Entrance Hallway**

Via Composite double glazed frosted door to the front elevation, ceiling light point, wall mounted radiator, tiled flooring and stairs to the first floor.

### **Lounge**

10' 7" x 15' 0" (3.23m x 4.58m) UPVC double glazed box bay window to the front elevation, ceiling light point and wall mounted radiator.

### **Kitchen/Diner**

19' 6" x 9' 6" (5.95m x 2.90m) UPVC double glazed window to the rear elevation, UPVC double glazed French Doors to the rear elevation with UPVC double glazed windows to either side at the rear elevation, spotlights, ceiling light point, two wall mounted radiators, tiled flooring, a variety of wall, base and drawer units, integrated fridge/freezer, 1.5 sink unit with swan neck tap, electric hob, oven and extractor.

### **Cloakroom**

W/C, wash hand basin, ceiling light point, part tiled walls and tiled flooring.

### **First Floor**

### **Landing**

UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.

### **Bedroom One**

10' 7" x 8' 9" (3.22m x 2.67m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

### **En-Suite**

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

### **Bedroom Two**

11' 1" x 10' 3" (3.37m x 3.12m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

8' 3" x 10' 6" (2.52m x 3.21m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and built in wardrobe with rails, shelves and drawers.





### **Family Bathroom**

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

### **Outside**

#### **Front**

Laid to lawn, path to front door, tarmac driveway leading to detached garage.

#### **Rear Garden**

Enclosed, laid to lawn and paved patio areas.

#### **Tenure**

Freehold

#### **Council Tax**

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.**





### Energy performance certificate (EPC)

29, Little Lowes Meadow  
LOWTON  
WARRINGTON  
WA3 2XB

Energy rating  
**B**

Valid until: 14 August 2028

Certificate number: 8805-7755-3939-8697-7883

Property type

Detached house

Total floor area

90 square metres

#### Rules on letting this property

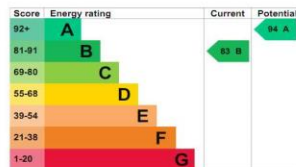
Properties can be let if they have an energy rating from A to E.

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.