



Meadow Green Place, Lowton, WA3 2SW

**Offers in Excess of
£239,950**

Stone Cross Estate Agents proudly present "The Baird," a magnificent Three Bedroom Semi-Detached Family Home nestled in the sought-after area of Lowton. Boasting proximity to local schools and amenities, this residence offers an inviting entrance hall, a snug lounge, and a spacious open kitchen/diner with French doors leading to the rear. Conveniently situated on the ground floor is a cloakroom. Upstairs, three bedrooms and a family bathroom with a three-piece suite await. Outside, a driveway provides off-road parking for two cars, while the enclosed rear garden features a lush lawn and patio area, perfect for relaxation and outdoor gatherings. Don't miss out on the opportunity to make this stunning house your new home!! **Please Contact Us To Arrange A Viewing******

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Two Bathrooms**
- **Enclosed Rear Garden**
- **Freehold**

Entrance Hall

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

Lounge

15' 4" x 11' 7" (4.67m x 3.53m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and under stairs storage.

Kitchen/Diner

14' 10" x 8' 8" (4.52m x 2.64m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, two ceiling light points, wall mounted radiator, a variety of wall, base and drawer units, 1.5 stainless steel sink unit with mixer tap, plumbing for washing machine, oven, hob, extractor and space for fridge/freezer.

Cloakroom

3' 0" x 5' 8" (0.91m x 1.73m) UPVC double glazed frosted window to the front elevation, W/C, wash hand basin, part tiled walls, wall mounted radiator and ceiling light point.

First Floor

Landing

Bedroom One

14' 10" x 8' 0" (4.52m x 2.44m) Two UPVC double glazed windows to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Two

9' 10" x 8' 5" (2.99m x 2.56m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Three

8' 9" x 6' 1" (2.66m x 1.85m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Family Bathroom

8' 5" x 5' 11" (2.56m x 1.80m) UPVC double glazed frosted window to the side elevation, three piece suite comprising of a W/C, vanity sink unit with mixer tap, and a bath with overhead shower. Hand towel radiator, part tiled walls and ceiling light point.



Outside

Front

Tarmac driveway with two parking spaces, paved patio to the front door, plans and shrubs to the front.

Rear Garden

Enclosed, laid to lawn, patio area and borders.

Tenure

Freehold

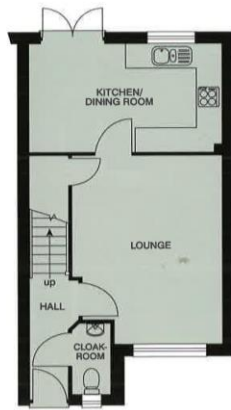
Council Tax

C

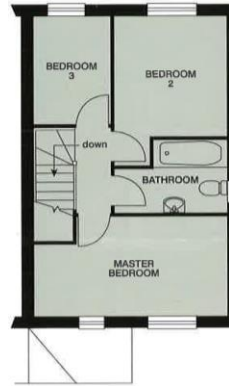
Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.



GROUND FLOOR



FIRST FLOOR



Lounge	4690 x 3541 max	(15'4" x 11'7" max)
Cloakroom	918 x 1735 max	(3'0" x 5'8" max)
Kitchen/Dining	4536 x 2650	(14'10" x 8'8")

Master Bedroom	4536 x 2456 max	(14'10" x 8'1" max)
Bedroom 2	3010 x 2578	(9'10" x 8'5")
Bedroom 3	2685 x 1866	(8'9" x 6'1")
Bathroom	2565 x 1798 max	(8'5" x 5'11" max)

Energy performance certificate (EPC)

47, MEADOW GREEN PLACE
LOWTON,
GREATER MANCHESTER
WIGAN
WA3 2SW

Energy rating
B

Valid until: 4 September 2032

Certificate number: 0152-3004-0301-8292-4204

Property type Semi-detached house
Total floor area 72 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.

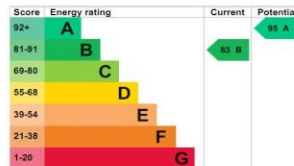
[See how to improve this property's energy efficiency.](#)

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.