



**Newton Road, Lowton, WA3 2BG**

**Offers in Excess of  
£279,950**

**Discover your new sanctuary at Stone Cross Estate Agents! Nestled in the sought-after area of Lowton, this stunning Three Bedroom Semi-Detached Family Home awaits. Perfectly situated near local schools, amenities, and with convenient access to motorway networks and the A580 East Lancashire Road for effortless commuting, this residence offers both comfort and convenience. Step inside to find a welcoming entrance hall, a cozy lounge, a well-equipped kitchen, a dining room, a reception room, and a charming conservatory, all on the ground floor. Upstairs, three inviting bedrooms and a family bathroom with a three-piece suite await. Outside, a frontage featuring a block-paved driveway, garage both providing ample off road parking and a lush lawn sets the stage, while the rear unveils an enclosed garden with block-paved areas, a laid-to-lawn section, and two outhouse buildings. Don't let this opportunity slip away—make this house your new home today!**

**\*\*Please Contact Us To Arrange A Viewing\*\***

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Garage**
- **Enclosed Rear Garden**
- **Conservatory**

**Stone Cross**  
ESTATE AGENTS

### **Entrance Vestibule**

Via UPVC double glazed door to the front elevation.

### **Hallway**

Wall mounted radiator, ceiling light point, storage cupboard and stairs to the first floor.

### **Lounge**

13' 2" x 16' 10" (4.01m x 5.13m) UPVC double glazed bay window to the front elevation, ceiling light point, wall mounted radiator, live flame gas fire with feature surround and coved ceilings.

### **Dining Room**

11' 10" x 11' 2" (3.61m x 3.4m) Two UPVC double glazed windows one to the rear elevation and one to the side elevation, ceiling light point and wall mounted radiator.

### **Kitchen**

11' 10" x 11' 2" (3.61m x 3.4m) UPVC double glazed bay window to the side elevation, a variety of wall, base and drawer units, spotlights, wall mounted radiator, plumbing for washing machine, 1.5 stainless steel sink unit with swan neck mixer tap, space for fridge freezer, oven, hob and houses the boiler.

### **Reception Room**

UPVC double glazed frosted window to the side elevation, UPVC double glazed window to the side elevation, UPVC double glazed French doors leading into the conservatory and spotlights.

### **Conservatory**

9' 10" x 10' 10" (3m x 3.3m) UPVC double glazed windows to the surround and UPVC double glazed French Doors to the front elevation.

### **First Floor**

#### **Landing**

Loft access and a storage cupboard.

#### **Bedroom One**

13' 10" x 16' 11" (4.22m x 5.16m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Two**

11' 2" x 11' 9" (3.4m x 3.58m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.



**Bedroom Three**

7' 4" x 7' 6" (2.23m x 2.29m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

**Family Bathroom**

UPVC double glazed frosted window to the rear elevation, W/C, bath, shower cubicle, wash hand basin, hand towel radiator, ceiling light point and tiled walls.

**Outside****Front Garden**

Block paved driveway, laid to lawn area, stones, bushes and a garage providing further off road parking.

**Rear Garden**

Enclosed, block paved, laid to lawn and two outhouses.

**Outhouse One**

8' 8" x 13' 6" (2.64m x 4.11m) Power and lighting.

**Outhouse Two**

10' 5" x 6' 4" (3.18m x 1.93m) Power and lighting.

**Tenure**

Leasehold

**Council Tax**

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**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.**





Total area: approx. 137.6 sq. metres (1480.9 sq. feet)

***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.