



Planewood Gardens, Lowton, WA3 2BS

**Offers in Excess of
£324,950**

Discover your dream home with Stone Cross Estate Agents! Nestled in the sought-after area of Lowton's St. Mary's, this stunning Four Bedroom Semi-Detached family home offers unrivaled convenience for commuters, boasting easy access to the A580 East Lancashire Road and nearby motorway networks. Step inside to find an inviting entrance hall leading to an L-shaped lounge, adorned with two sets of French doors opening out to the rear garden. The well-equipped kitchen, featuring a stylish island, is only four years old and offers two additional sets of French doors to the garden. A versatile reception room, handy utility room, and convenient cloakroom complete the ground floor layout. Ascend the stairs to discover four bedrooms, three of which feature integrated wardrobes for added convenience. Two bathrooms await on the first floor, one with an electric corner shower and the other boasting a mains-operated overhead shower above a relaxing bath, allowing for simultaneous use. Outside, the property impresses with a driveway for off-road parking and a laid-to-lawn garden at the front. The rear garden, boasting decking and stoned areas, provides a private oasis perfect for relaxation and entertaining. Don't miss out on the opportunity to make this beautiful house your new home!

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

- **Four Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Three Bathrooms**
- **Two Reception Rooms**
- **Utility Room**

Entrance Hall

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

Lounge

23' 4" x 22' 6" (7.12m x 6.85m) L shaped, Two UPVC double glazed sets of French doors to the rear elevation, two UPVC double glazed windows to the front elevation, two ceiling light points, four wall mounted radiators, fireplace, two wall light points, laminate flooring and under stairs storage.

Kitchen/Diner

12' 9" x 18' 6" (3.89m x 5.64m) Two sets of UPVC double glazed French doors one to the rear elevation with two UPVC double glazed windows either side and one to the side elevation, skylight, tiled flooring, space for fridge/freezer, island with 1.5 stainless steel sink unit with swan neck tap, oven, hob, extractor, spotlights, two wall mounted radiators and a variety of wall, base and drawer units.

Reception Room

11' 3" x 8' 0" (3.43m x 2.43m) UPVC double glazed window to the front elevation, two wall mounted radiators, ceiling light point and laminate flooring.

Utility Room

8' 3" x 3' 11" (2.51m x 1.2m) Wall and base units, space for washing machine, space for dryer, ceiling light point and tiled flooring.

Cloakroom

4' 5" x 3' 3" (1.35m x 0.98m) W/C, wash hand basin, wall mounted radiator, ceiling light point and part tiled walls.

First Floor

Landing

Two ceiling light points, loft access and a wall mounted radiator.

Bedroom One

13' 1" x 9' 9" (4m x 2.98m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bedroom Two

11' 1" x 11' 1" (3.39m x 3.37m) Two UPVC double glazed windows one to the front elevation and one to the rear elevation, ceiling light point and wall mounted radiator.



Bedroom Three

12' 7" x 8' 8" (3.84m x 2.65m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bedroom Four

8' 10" x 8' 9" (2.69m x 2.67m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bathroom One

6' 0" x 6' 8" (1.83m x 2.04m) UPVC double glazed frosted window to the rear elevation, three piece suite comprising of a W/C, bath with mixer tap and overhead shower(mains), vanity sink unit, tiled walls, laminate flooring, hand towel radiator and spotlights.

Bathroom Two

5' 8" x 6' 0" (1.73m x 1.84m) UPVC double glazed frosted window to the rear elevation, tiled walls, laminate flooring, hand towel radiator, W/C, wash hand basin, corner shower unit with over the head shower and hand held shower head(electric) and spotlights.

Outside

Front Garden

Laid to lawn, tarmac driveway, patio path leading to front door, bushes and shrubs and a double electrical socket.

Rear Garden

Enclosed, laid to lawn, stones, patio, decking area, not over looked and plants and shrubs.

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.



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.