



St. Nicholas Road, Lowton, WA3 1DY

£235,000

Introducing a gem from Stone Cross Estate Agents - a captivating Four Bedroom Detached Family Home. Nestled conveniently near a bus route and the East Lancashire Road, this residence ensures effortless commuting and connectivity. Embrace the ease of access to local amenities, from shops to eateries and schools, all just moments away. Step into the welcoming entrance vestibule, leading to a snug lounge and a well appointed kitchen, complemented by a handy cloakroom downstairs. Upstairs unveils four bedrooms, with one benefiting from an en-suite, alongside a pristine three-piece bathroom suite. Outside, a paved driveway and integral garage provide ample parking, while the enclosed rear garden boasts a patio and artificial lawn area, perfect for leisure and relaxation. This home offers not just comfort, but a lifestyle of convenience and charm. **Please Contact Us To Arrange A Viewing**

- **Four Bedroom**
- **Detached**
- **Driveway**
- **Garage**
- **Three Bathrooms**
- **Enclosed Front and Rear Gardens**

Entrance Vestibule

Via UPVC double glazed frosted door to the front elevation, two UPVC double glazed windows to the side elevations, tiled flooring and a door leading into the lounge.

Lounge

14' 4" x 14' 0" (4.37m x 4.27m) Two UPVC double glazed windows one to the front elevation and one to the side elevation, ceiling light point, wall mounted radiator, laminate flooring, electric feature fire and stairs to the first floor.

Kitchen

14' 2" x 9' 6" (4.32m x 2.90m) UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the rear elevation, a variety of wall, base and drawer units, ceiling light point, wall mounted radiator, tiled flooring, part tiled walls, plumbing for washing machine, oven, hob, extractor, integrated fridge/freezer and two stainless steel sink bowls one with a mixer tap.

Cloakroom

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

First Floor

Landing

Loft access and doors leading to bedrooms and bathroom.

Bedroom One

12' 1" x 8' 3" (3.68m x 2.51m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and laminate flooring.

En-suite

5' 7" x 5' 2" (1.70m x 1.57m)

Bedroom Two

13' 6" x 8' 2" (4.11m x 2.49m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bedroom Three

8' 7" x 8' 2" (2.62m x 2.49m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Four

8' 0" x 5' 3" (2.44m x 1.60m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.



Bathroom

8' 5" x 5' 2" (2.57m x 1.57m) UPVC double glazed frosted window to the rear elevation, W/C, vanity sink unit, bath with overhead waterfall shower, ceiling light point, wall mounted radiator, part tiled walls and tiled flooring.

Outside**Front Garden**

Part enclosed with wall and gate, paved driveway leading to integral garage.

Garage

19' 6" x 8' 6" (5.94m x 2.59m) Up and over door and door to the rear also.

Rear Garden

Enclosed, patio, artificial lawn, stones and gate access to the rear.

Tenure

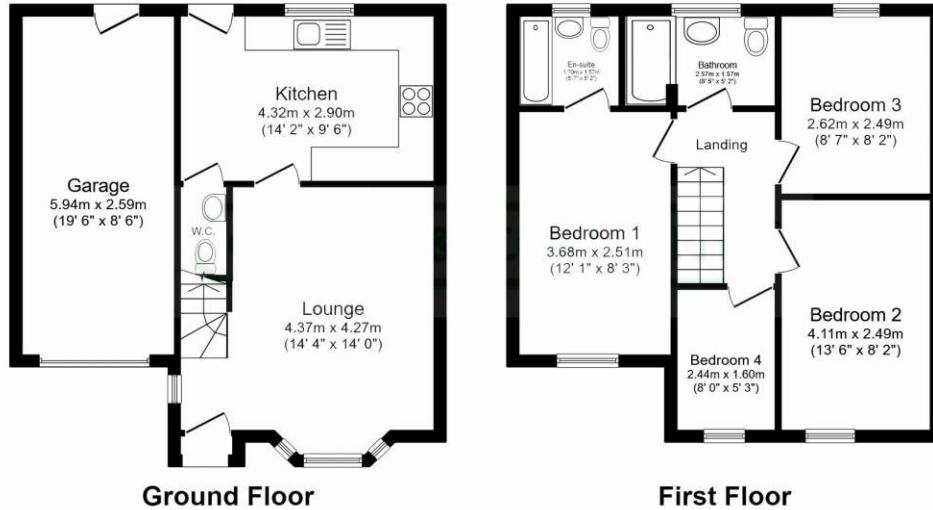
Freehold

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.





Total floor area 95.8 sq.m. (1,031 sq.ft.) approx
 This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy performance certificate (EPC)

21a, St. Nicholas Road Lowton WARRINGTON WA3 1DY	Energy rating D	Valid until: 13 March 2028
		Certificate number: 8428-2014-7227-5368-8914

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 D. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.