



St. Catherines Gardens, Lowron, WA3 1LU

**Offers in Excess of
£339,950**

*Stone Cross Estate Agents are delighted in introducing you to this stunning Four Bedroom Detached property with an Integral Garage, this is an attractive home with undeniable curb appeal making this an ideal family home. As you approach the front of the house, you'll be delighted to find a convenient and spacious driveway, offering ample off-road parking for you and your guests. But the true gem lies at the back of the house, where you'll discover a beautifully enclosed rear garden, just waiting to be explored and enjoyed. The ground floor comprises of a inviting and spacious lounge, offering ample space for relaxation and entertaining. Then at the heart of this exquisite home lies in its expansive kitchen and dining area overlooking the rear garden, providing a seamless blend of indoor and outdoor living. The ground floor also situates a utility room and an all important downstairs cloakroom. The first floor starts off with the traditional landing area which leads to the master bedroom with an ensuite, providing comfort and convenience, along with three more ample sized bedrooms allowing flexibility for all your family's needs, and a modern family bathroom perfectly designed for relaxation. **Please Contact Us To Arrange A Viewing***

- **Four Bedroom**
- **Detached**
- **Three Bathrooms**
- **Integral Garage**
- **Driveway**
- **Enclosed Rear Garden**

Entrance Hall

Via Composite Double Glazed Frosted door to the front elevation, wall mounted radiator, ceiling light point, tiled flooring and stairs to first floor.

Lounge

18' 8" x 11' 7" (5.69m x 3.53m) UPVC Double Glazed Bay Window to the Front Elevation, wall mounted radiator and ceiling light point.

Kitchen/Diner

18' 1" x 11' 5" (5.51m x 3.48m) UPVC Double Glazed French Doors and two Double Glazed Windows to the Rear Elevation, a range of wall, base and drawer units. Stainless steel sink with swan neck mixer tap, oven, hob, extractor, tiled flooring, wall mounted radiator and spotlights.

Utility Room

7' 6" x 5' 3" (2.28m x 1.6m) Composite Double Glazed Frosted Door to the Rear Elevation, plumbing for washing machine, space for dryer, tiled flooring, houses the boiler, wall mounted radiator and ceiling light point.

Cloakroom

5' 3" x 3' 7" (1.61m x 1.10m) W/C and a wash hand basin.

First Floor

Landing

UPVC Double Glazed Frosted Window to the Side Elevation, ceiling light point and a storage cupboard.

Bedroom One

12' 7" x 11' 3" (3.83m x 3.43m) UPVC Double Glazed Window to the Front Elevation, integrated wardrobes, wall mounted radiator and ceiling light point.

En-Suite

8' 4" x 3' 3" (2.54m x 0.99m) W/C, wash hand basin, shower cubicle, wall mounted radiator, ceiling light point, tiled flooring and part tiled walls.

Bedroom Two

10' 9" x 10' 5" (3.27m x 3.17m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator and ceiling light point.

Bedroom Three

13' 10" x 10' 5" (4.21m x 3.17m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator and ceiling light point.



Bedroom Four

11' 7" x 8' 1" (3.53m x 2.46m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator and ceiling light point.

Bathroom

7' 5" x 6' 11" (2.26m x 2.11m) UPVC Double Glazed Window to the Rear Elevation, ceiling light point, bath, W/C, wash hand basin, hand towel radiator, tiled flooring and part tiled walls.

Outside**Front Garden**

Tarmac driveway leading to integral garage and a laid to lawn area.

Garage

17' 3" x 7' 10" (5.25m x 2.40m)

Rear Garden

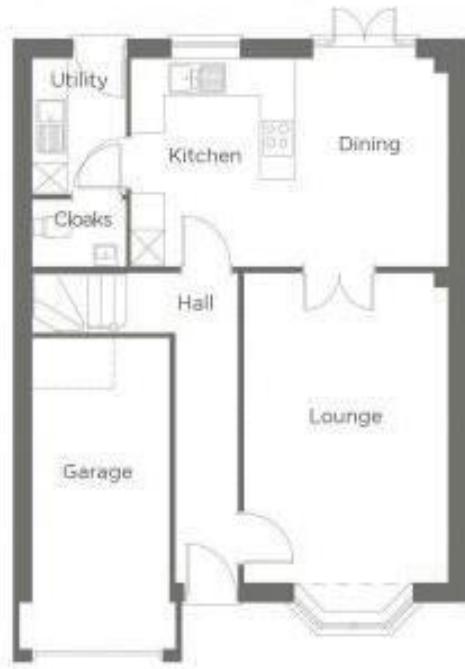
Enclosed, not over looked, laid to lawn, paved patio, borders with plants and gate access to the side elevation.

Tenure**Council Tax**

E

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)

18, St Catherines Gardens Lowton WA3 1LU	Energy rating B	Valid until: 14 January 2031
		Certificate number: 0360-3295-3090-2299-2135

Property type	Detached house
Total floor area	120 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.

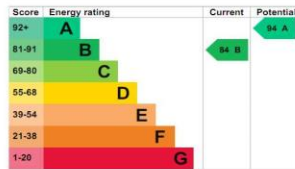
[See how to improve this property's energy efficiency.](#)

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.