



**Oak Green Road, Lowton, WA3 2UH**

**Offers in Excess of  
£299,950**

*Discover the epitome of family living with Stone Cross Estate Agents' exquisite offering: a charming Three Bedroom Detached Family Home "THE HEYWOOD" nestled in the coveted St. Luke's area of Lowton. Effortlessly blending convenience with comfort, relish seamless access to the East Lancashire Road and nearby amenities. Step inside to an inviting entrance hall, leading to a stylish lounge, a modern kitchen/diner adorned with French doors opening onto the rear garden, a practical utility room, and a convenient cloakroom - all thoughtfully situated on the ground floor. Ascend to the first floor to discover three bedrooms, one boasting an en-suite, while a family bathroom completes the interior of the home. All internal doors have been upgraded. Outside, a driveway accommodating two cars leads to a detached garage at the front, while the rear flaunts an enclosed garden with lush lawn and paved patio areas. Don't let this exquisite home slip through your fingers - seize the opportunity today! \*\*Please Contact Us To Arrange A Viewing\*\**

- **Three Bedrooms**
- **Detached**
- **Driveway**
- **Detached Garage**
- **Three Bathrooms**
- **Enclosed Rear Garden**

### **Entrance Hallway**

Via UPVC double glazed frosted door to the front elevation, UPVC double glazed window to the front elevation, wall mounted radiator, spotlights, Amtico flooring and stairs to the first floor.

### **Lounge**

11' 2" x 15' 7" (3.41m x 4.74m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Kitchen/Diner**

14' 8" x 10' 8" (4.48m x 3.25m) UPVC double glazed French doors to the rear elevation, two UPVC double glazed windows to either side of the French doors to the rear elevation, spotlights, two wall mounted radiator, Amtico flooring, a variety of wall, base and drawer units, integrated BOSCH dishwasher, integrated fridge/freezer, glass cooker splash back, under counter LED lighting, oven, hob and extractor.

### **Utility Room**

3' 6" x 5' 7" (1.06m x 1.70m) Base and wall units, plumbing for washing machine, Amtico flooring and spotlights.

### **Cloakroom**

W/C- soft close toilet seat, wash hand basin, part tiled walls and ceiling light point.

### **First Floor**

#### **Landing**

UPVC double glazed window to the side elevation, ceiling light point and wall mounted radiator.

#### **Bedroom One**

9' 7" x 10' 0" (2.91m x 3.04m) UPVC double glazed window to the front elevation, ceiling light point, spotlights, wall mounted radiator, integrated wardrobes and a door leading into the en-suite.

#### **En-Suite**

UPVC double glazed frosted window to the front elevation, part tiled walls, tiled flooring, W/C- soft close toilet seat, vanity sink unit with luxury storage, double shower unit, mirrored wall storage, wall mounted radiator and spotlights.

#### **Bedroom Two**

10' 2" x 8' 6" (3.11m x 2.60m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.



### **Bedroom Three**

8' 0" x 10' 3" (2.43m x 3.12m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

### **Bathroom**

UPVC double glazed frosted window to the side elevation, part tiled walls, tiled flooring, W/C- soft close toilet seat, vanity sink unit with luxury storage, bath with an overhead shower, hand towel radiator and spotlights.

### **Outside**

#### **Front**

Tarmac driveway with parking for two cars which leads to a detached garage and a paved patio fronting.

#### **Garage**

Detached, power and lights and an up and over door.

#### **Rear**

Enclosed, laid to lawn, paved patio footpath and gate access to the side.

#### **Tenure**

Freehold

#### **Council Tax**

D

**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)

8, Oak Green Road Lowton WARRINGTON WA3 2JH	Energy rating	Valid until:	10 May 2030
	<b>B</b>	Certificate number:	9798-8006-7315-6080-5270
Property type	Detached house		
Total floor area	88 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.