



## **Newton Road, Lowton WA3 1NZ**

**£799,950**

**Stone Cross Estate Agents proudly present this charming Three Bedroom Detached Family Home, located on the sought-after Newton Road, Lowton. Nestled in a semi-rural setting, this residence offers the perfect blend of tranquillity and accessibility. Enjoy the epitome of convenience with easy access to essential amenities, including shops, schools, and key transportation links such as The East Lancashire Road (A580) and The National Motorway Network. Upon entering, be greeted by an inviting hallway leading to a luminous lounge boasting bifolding doors opening onto the rear garden. A contemporary open-plan kitchen/dining area, utility room, and cloakroom complete the ground floor layout, designed for seamless living. Ascend to the first floor to discover three bedrooms, with the master featuring an en-suite and a walk-in dressing room. Additionally, two bedrooms share a Jack and Jill bathroom offering both bath and shower facilities. Not to be missed, the fully boarded loft space provides versatility. Outside, the property presents a picturesque frontage with ample parking on the newly laid tarmac driveway, electric car charging point, electric sockets and a landscaped lawn. The rear garden offers an oasis of tranquillity, featuring a laid-to-lawn area, paved patios, decked space, and a spa cabin with a hot tub, sauna with bifolding doors with electric heating and lighting.. Noteworthy is the serene backdrop of a protected wooded area, enhancing the allure of this remarkable home. **\*\*Please Contact Us To Arrange A Viewing\*\*****

- **Three Bedroom Detached**
- **NO CHAIN**
- **Driveway With Off Road Parking For Several Cars**
- **Spa Cabin**
- **Three Bathrooms**
- **Enclosed Rear Garden Looking Over A Protected Wooded Area**



### **Entrance Hall**

Via composite double glazed frosted door to the front elevation, Amtico flooring, wall mounted radiator, ceiling light point, double doors leading into the living room, under stairs storage and stairs to the first floor.

### **Lounge**

25' 1" x 12' 5" (7.64m x 3.78m) Double doors leading from the hallway into the lounge. UPVC double glazed leaded window to the front elevation, double glazed bi-folding doors to the rear elevation, two wall mounted radiators, two ceiling light points, Amtico flooring, wall paneling and an electric fire with surround. Switch controlled security shutter to the external of the bi-fold doors.

### **Kitchen/Dining Room**

20' 3" x 22' 1" (6.18m x 6.74m) UPVC double glazed leaded window to the front elevation, UPVC double glazed leaded window to the side elevation, spotlights, ceiling light point, two wall mounted radiators, marble flooring, integrated fridge/freezer, integrated dishwasher, pantry cupboard, 1.5 sink with swan neck tap, five ring gas hob, electric double oven, fully fitted kitchen with a variety of wall, base and draw units and a multi fuel burner.

### **Utility Room**

8' 0" x 11' 8" (2.43m x 3.55m) UPVC double glazed window to the side elevation, marble flooring and plumbing for washing machine.

### **Cloakroom**

UPVC double glazed window to the rear elevation, vanity sink unit, W/C, marble flooring, extractor fan, wall mounted radiator and ceiling light point.

### **First Floor**

#### **Landing**

Two UPVC double glazed leaded windows to the front elevation, spotlights, wall mounted radiator and Amtico flooring.

#### **Bedroom One**

17' 2" x 12' 5" (5.22m x 3.78m) UPVC double glazed leaded window to the rear elevation, Amtico flooring, two ceiling light points, wall mounted radiator, sliding doors leading into the dressing room and sliding doors leading into the en-suite.

#### **Dressing Room**

11' 10" x 9' 6" (3.6m x 2.9m) UPVC double glazed leaded window to the front elevation, ceiling light point and fully fitted units including two wardrobes and shoe and handbag storage.

#### **En-Suite**

7' 11" x 7' 2" (2.42m x 2.18m) Tiled walls, tiled flooring, double shower, hand towel radiator, W/C, spotlights, underfloor heating, his and hers sink units and an extractor fan.

#### **Bedroom Two**

11' 11" x 11' 11" (3.64m x 3.64m) Two UPVC double glazed leaded windows one to the front elevation and one to the side





elevation, wall mounted radiator, ceiling light point, built in wardrobes and door leading into Jack and Jill bathroom.

### **Bedroom Three**

8' 0" x 16' 2" (2.43m x 4.94m) UPVC double glazed leaded window to the rear elevation, UPVC double glazed floor to ceiling window to the rear elevation, spotlights, wall mounted radiator, ceiling light point, loft access to fully boarded loft and door leading into Jack and Jill bathroom.

### **Jack and Jill Bathroom**

8' 4" x 5' 9" (2.55m x 1.74m) UPVC double glazed frosted window to the rear elevation, W/C, bath, separate shower unit, tiled walls, tiled flooring, wash hand basin, hand towel radiator and spotlights.

### **Outside**

### **Front Garden**

A newly laid Tarmac driveway welcomes guests with its sleek surface and offers ample off-road parking for multiple vehicles, ensuring convenience and ease. An electric security parking bollard stands sentinel, providing added peace of mind. Adjacent to the driveway, a lush laid-to-lawn area adorned with a variety of bushes, plants, and trees adds a touch of natural beauty, enhancing the property's curb appeal and creating a welcoming atmosphere for residents and visitors alike.

### **Rear Garden**

Enclosed within its own private haven, the property boasts lush, laid-to-lawn areas. A variety of paved and decked spaces provide ample opportunities for outdoor gatherings or relaxation. Alongside the residence, is a coal bunker, garden shed, and woodstore. There is a large greenhouse to the rear of the garden. The garden benefits from LED lighting throughout on the pathway, raised beds, spa cabin and LED trees. Surrounding the grounds, raised borders showcase a illuminated, well-stocked, mature garden brimming with a diverse array of plants, trees, and shrubs, creating a picturesque oasis for nature lovers to enjoy.

### **Spa Cabin**

18' 10" x 12' 2" (5.74m x 3.71m) The spa log cabin beckons with its rustic charm and modern comforts. Natural light streams through the UPVC double glazed remote controlled velux skylight, casting a gentle glow over the tiled flooring below. Two sets of bi-folding doors invite the outdoors in, seamlessly merging the interior with the lush surroundings. Amidst the serenity, a hot tub bubbles invitingly. The sauna awaits, enveloping guests in warmth and rejuvenation. Spotlights overhead illuminate the space, creating an ambiance of tranquillity, while an electric heater ensures cozy comfort on cooler evenings.

### **Tenure**

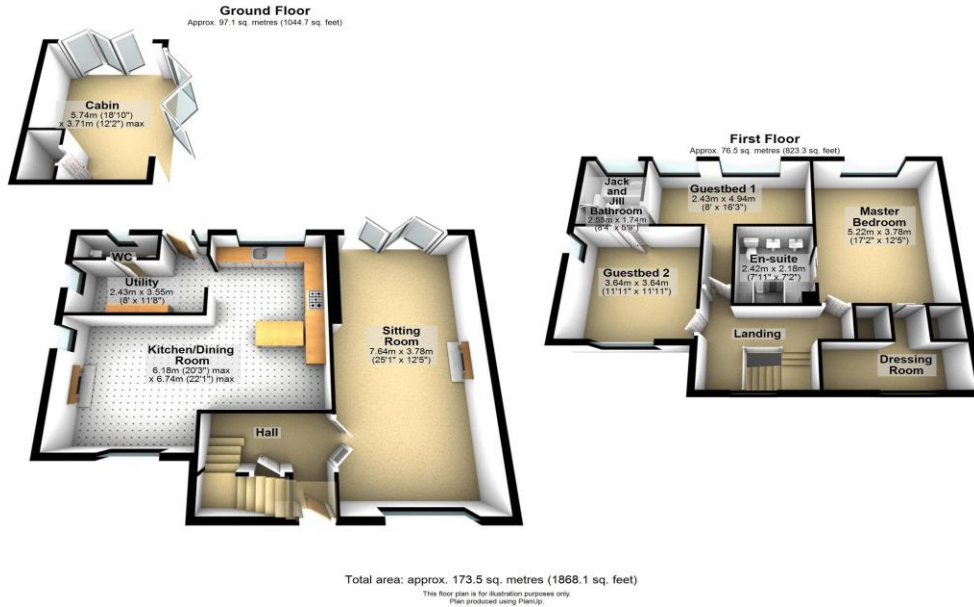
Freehold

### **Council Tax Band**

G

**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)

423 Newton Road Lowton WARRINGTON WA3 1HZ	Energy rating	Valid until:	7 April 2034
	<b>C</b>	Certificate number:	2034-5724-8300-0568-6202

Property type	Detached house
Total floor area	154 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 C. 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



**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.