



Newton Road, Lowton, WA3 2AD

£239,950

Stone Cross Estate Agents are introducing an exquisite Three Bedroom Semi-Detached Family Home in the coveted area of Lowton. Boasting convenience with its proximity to motorway links and The A580 East Lancashire Road, this residence offers an inviting entrance hallway, a spacious lounge, dining room, and a well-appointed kitchen on the ground floor. Upstairs, discover three bedrooms and a sleek three-piece suite bathroom. Outside, enjoy the convenience of a driveway and a tandem garage for off-road parking, while the rear features an enclosed garden complete with a summerhouse, utility room, and outdoor W/C. Welcome to your new chapter of comfort and elegance. **Please Contact Us To Arrange A Viewing******

- **Three Bedrooms**
- **Semi-Detached**
- **Driveway**
- **Garage**
- **Two Reception Rooms**
- **Enclosed Rear Garden**

Entrance Porch

Via hard wood door to the front elevation.

Hallway

Via double glazed hard wood door, ceiling light point and wall mounted radiator.

Lounge

UPVC double glazed bay window to the front elevation, ceiling light point, wall mounted radiator and a wood burning stove.

Dining Room

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

Kitchen

UPVC double glazed window to the side elevation, UPVC double glazed frosted door to the side elevation, tiled flooring, ceiling light point, a variety of wall, base and drawer units, space for fridge/freezer, space for dishwasher, space for cooker and a stainless steel sink unit with swan neck tap.

First Floor

Landing

Wall mounted radiator and ceiling light point.

Bedroom One

Two UPVC double glazed windows, ceiling light point and wall mounted radiator.

Bedroom Two

Two UPVC double glazed windows, ceiling light point and wall mounted radiator.

Bedroom Three

UPVC double glazed window, ceiling light point and wall mounted radiator.

Bathroom

UPVC double glazed frosted window, three piece suite comprising of a W/C, wash hand basin and a bath with an overhead shower, tiled walls, wall mounted radiator and ceiling light point.

Outside

Front

Tarmac driveway offering ample off road parking and a tandem garage.



Rear Garden

Enclosed garden with stones and paved patio areas and a summerhouse.

Utility Room

UPVC double glazed window, stainless steel sink unit with two taps, plumbing for washing machine, space for dryer, space for fridge/freezer and a ceiling light point.

Summerhouse

Power and lighting.

W/C

Ceiling light point, W/C, wash hand basin and part tiled walls.

Tenure

Council Tax Band

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.



Energy performance certificate (EPC)

282, Newton Road
Lowton
WARRINGTON
WA3 2AD

Energy rating
D

Valid until: 2 March 2025

Certificate number: 8725-7727-3070-3347-9902

Property type: Semi-detached house
Total floor area: 112 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 C.

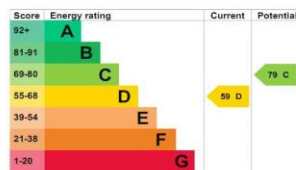
[See how to improve this property's energy efficiency.](#)

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.