



Pocket Nook Lane, Lowton, WA3 1AE

**Offers in Excess of
£474,950**

Stone Cross Estate Agents proudly present this stunning Three Bedroom Detached Family Home, boasting three bathrooms, a detached garage, and freehold status. Conveniently located with seamless transport links to the East Lancashire Road and Motorway Networks, this property features an inviting entrance hall, a spacious lounge with French doors opening to the rear, and a well-equipped kitchen/diner with integrated appliances and underfloor heating. A convenient cloakroom completes the ground floor. Upstairs, the property comprises three double bedrooms and a family bathroom with a corner bath and separate shower cubicle. Outside, the front is partly enclosed with a block paved driveway offering ample parking for several cars, with double gates leading to the rear garden featuring a laid to lawn area and paved patio. The detached garage includes a partitioned utility room and parking/storage space at the front, while the rear houses a versatile self-contained office with its own W/C and French doors opening out to the garden. **Please Contact Us To Arrange A Viewing******

- **Three Bedrooms**
- **Detached**
- **Driveway**
- **Freehold**
- **Three Bathrooms**
- **Detached Garage**

Entrance Hallway

Via UPVC double glazed door to the front elevation, wall mounted radiator, two ceiling light points, understairs storage and stairs to the first floor.

Lounge

12' 1" x 26' 5" (3.68m x 8.05m) UPVC double glazed window to the front elevation, UPVC double glazed French doors to the rear elevation, two ceiling light points, three wall light points, three wall mounted radiators and a fireplace with mantle.

Kitchen/Diner

12' 2" x 26' 5" (3.71m x 8.05m) UPVC double glazed window to the front elevation, UPVC double glazed window to the rear elevation, two UPVC double glazed frosted windows to the side elevation, UPVC double glazed frosted door to the side elevation, three ceiling light points, wall mounted radiator, tiled flooring, a variety of wall, base and drawer units, island with a wine cooler, a range of integrated appliances such as a Smeg electric hob, extractor, Smeg oven, Smeg microwave, Smeg coffee machine, underfloor heating and a stainless steel sink unit with a swan neck tap.

Cloakroom

5' 10" x 3' 10" (1.78m x 1.16m) UPVC double glazed frosted window to the rear elevation, W/C, vanity sink unit, hand towel radiator and part tiled walls.

First Floor

Landing

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, storage cupboard and loft access to partly boarded loft with a loft ladder.

Bedroom One

12' 3" x 12' 8" (3.74m x 3.85m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light points and integrated wardrobes.

En-Suite

5' 9" x 6' 8" (1.75m x 2.03m) UPVC double glazed frosted window to the front elevation, vanity sink unit, hand towel radiator, W/C, shower cubicle and ceiling light point.

Bedroom Two

13' 0" x 12' 2" (3.97m x 3.70m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Three

10' 4" x 12' 3" (3.14m x 3.73m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Family Bathroom

12' 3" x 7' 8" (3.73m x 2.33m) UPVC double glazed frosted window to the rear elevation, W/C, wall mounted radiator, spotlights, corner bath, shower cubicle and wash hand basin.

Outside

Front

Boasting a partially enclosed frontage, this property features a block paved driveway offering ample off-road parking for multiple vehicles, adorned with charming plant borders and shrubs. Double gates open to reveal the expansive rear garden, completing the picture of both practicality and aesthetic appeal.



Rear

The rear garden is fully enclosed and includes both laid to lawn and paved patio areas. Double gates provide convenient access to the front. There is also a detached garage. Additionally, the garden is equipped with a variety of electrical sockets for added convenience.

Garage

13' 11" x 16' 1" (4.25m x 4.91m) Detached with an electric door, power and lighting and split into two rooms one for storage and parking with two ceiling light points(13'11"x 16'1') and the other for a handy utility room with plumbing for a washing machine, sink unit, ceiling light point and space for a fridge/freezer(13'10" x 8'0") .

Office

10' 0" x 16' 4" (3.05m x 4.97m) UPVC double glazed French doors to the side elevation, UPVC double glazed door to the front elevation, two UPVC double glazed windows to the rear elevation, ceiling light point, electric radiator and door to W/C.

W/C

3' 4" x 5' 1" (1.02m x 1.55m) W/C, wash hand basin and ceiling light point.

Other Information

Water mains or private?

Parking arrangements?

Coal mining issues in the area? Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

Tenure

Freehold

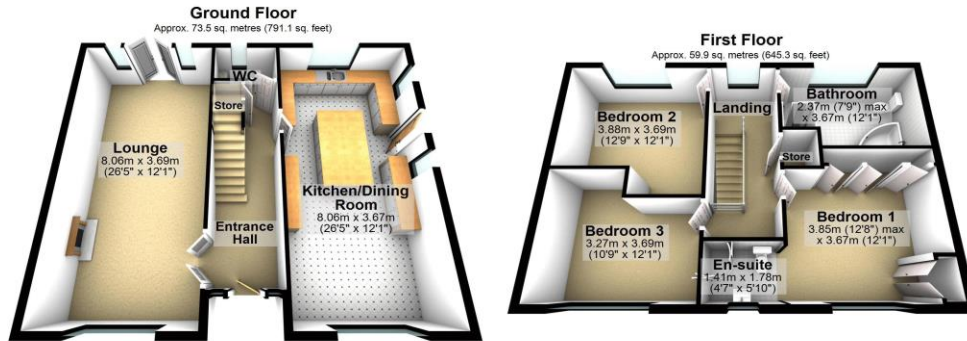
Council Tax

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.





Total area: approx. 133.4 sq. metres (1436.4 sq. feet)

This floor plan is for illustration purposes only.
Plan produced using PlanUp.

Energy performance certificate (EPC)

5 Pocket Nook Lane Lowton WARRINGTON WA3 1AE	Energy rating	Valid until:	15 May 2034
	C	Certificate number:	9758-3038-1205-5174-0200

Property type	Detached house
Total floor area	141 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 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 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.