



Durrell Way, Lowton, WA3 2LG

Offers Over £279,950

STONE CROSS ESTATE AGENTS are thrilled to present this exceptional **THREE-BEDROOM DETACHED PROPERTY** nestled in a tranquil cul-de-sac within the highly desirable area of Lowton. This charming home offers an array of local amenities, including reputable schools, a variety of shops, and delightful public houses and eateries. It also benefits from its close proximity to the East Lancashire Road (A580) and an extensive motorway network, ensuring convenient commuting options. The property greets you with a welcoming entrance porch leading into a spacious lounge, a well-appointed kitchen, a bright dining area, a convenient cloakroom, and a practical utility area on the ground floor. Upstairs, the master bedroom impresses with its own en-suite, accompanied by two additional generously sized bedrooms and a stylish family bathroom. Outside, the front of the property features a meticulously maintained lawn and a driveway providing ample parking space, leading to an integral garage. The rear of the home offers a private, enclosed garden with a well-kept lawn and inviting patio areas, perfect for outdoor relaxation and entertaining. This exquisite property is a must-see; don't miss the chance to make it your own. Book a viewing today! 01942 356266

- **Immaculately Presented Three Bedroom Detached**
- **Situated in a quiet Cul-de-sac in the Sought After Location Lowton**
- **Tastefully Designed Kitchen/Dining Area**
- **En-Suite and Family Bathroom to the First Floor**
- **Driveway leading to Garage**
- **Rear Enclosed Landscaped Garden**

Entrance Porch

UPVC double glazed door to the front elevation and UPVC double glazed window to the side elevation.

Hallway

Stairs to the first floor, wall mounted radiator, ceiling light point and open to the Lounge.

Lounge

13' 6" x 13' 5" (4.11m x 4.08m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and electric fire with mantle place.

Dining Area

9' 10" x 7' 9" (2.99m x 2.35m) UPVC double glazed french doors to the rear elevation, ceiling light point and wall mounted radiator.

Kitchen

9' 10" x 12' 10" (2.99m x 3.92m) UPVC double glazed window to the rear elevation, a range of fitted wall, base and drawer units, gas hob, electric oven, integrated microwave, one and a half drainer stainless steel sink unit with swan neck tap, space for american fridge/freezer, integrated dishwasher, spot lights and tiled flooring.

Utility Area

UPVC double glazed frosted door to the side elevation, base units, plumbing for washing machine, space for dryer, tiled flooring, wall mounted radiator and ceiling light point.

Cloakroom

UPVC double glazed frosted window to the rear elevation, W/C and vanity sink unit, tiled flooring and ceiling light point.

First Floor

Landing

Ceiling light point, doors leading to other rooms and storage cupboard.

Master Bedroom

6' 8" x 9' 1" (2.03m x 2.77m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

En-Suite

UPVC double glazed frosted window to the side elevation, W/C, vanity sink unit and shower, tiled flooring and walls, wall mounted radiator and ceiling light point.



Bedroom Two

8' 9" x 10' 0" (2.66m x 3.06m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

Bedroom Three

7' 11" x 8' 7" (2.41m x 2.61m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Integral Garage

9' 9" x 9' 1" (2.97m x 2.78m) Up and over door, power and lighting.

Part Garage Conversion

8' 10" x 9' 1" (2.69m x 2.78m) Door to the side.

Externally**Front**

Paved driveway offering off road parking, laid to lawn garden area and access to the rear elevation.

Rear Garden

Enclosed, laid to lawn, patio area, outbuilding, mature plants/shrubs and not overlooked.

Tenure

Leasehold.

Council Tax Band

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.

Other Information

Water mains or private: Mains

Parking arrangements: Driveway

Flood Risk: No

Coal mining: No

Broadband : Yes

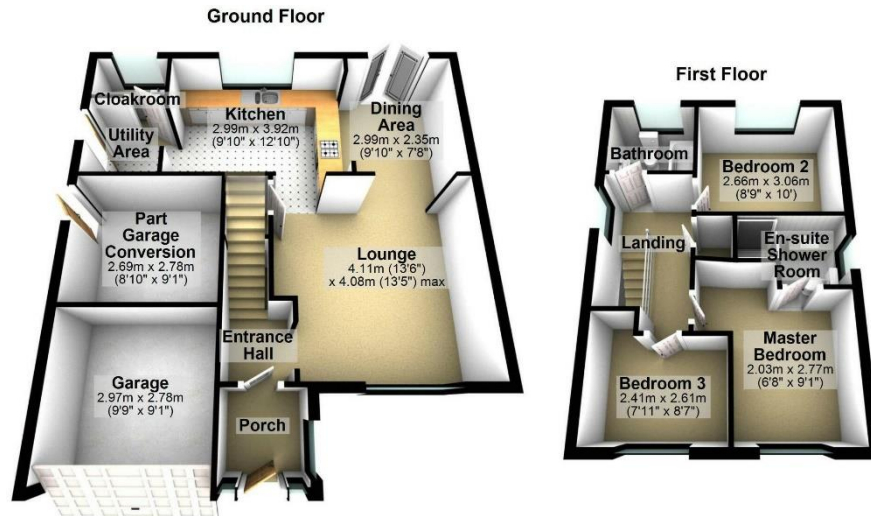
Restriction or covenants: No

Standard construction: Yes

Public rights of way: No

Safety issues : No





Total area: approx. 100.9 sq. metres (1086.1 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
Plan produced using PlanUp.

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

41 Durrell Way Lowton WARRINGTON WA3 2LG	Energy rating	Valid until:	17 March 2034
	D	Certificate number:	0360-2335-1370-2094-1665

Property type	Detached house
Total floor area	80 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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0360-2335-1370-2094-1665?print=true>

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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.