



Southwell Close, Lowton, WA3 2RG

**Offers in Excess of
£299,950**

*Stone Cross Estate Agents proudly present this stunning extended three-bedroom semi-detached property, nestled on a charming corner plot at the end of a peaceful cul-de-sac. Conveniently close to village amenities such as shops, schools, and recreational clubs, this home offers the perfect blend of comfort and accessibility. The ground floor features an inviting entrance hall with a convenient brand new fitted cloakroom, a charming lounge with a duel fuel burner and French doors leading to the rear garden, a versatile reception room, and a recently decorated kitchen/breakfast room with granite worktops and new tiled flooring. Upstairs, you'll find three double bedrooms, including a master with a freestanding bath, and a family bathroom. The property boasts a block-paved driveway with ample space for four cars, leading to a detached double garage that offers additional parking or storage. The front garden features a lawn, a gas BBQ, and a paved patio area, perfect for relaxation. The enclosed rear garden, not overlooked, includes a lawn and composite decking, providing a private retreat. Both the front and rear gardens are equipped with electrical sockets for added convenience. Make this beautiful house your new home. ****Please Contact Us To Arrange A Viewing 01942 356266*****

- **Three Bedrooms**
- **Two Reception Rooms**
- **Detached Double Garage**
- **Corner Plot in a Cul-de-Sac**
- **Two Bathrooms**
- **Not Overlooked at the Rear**

Entrance Hall

Via Composite double glazed frosted door to the front elevation, ceiling light point, wall mounted radiator and stairs to the first floor.

Cloakroom

2' 6" x 4' 11" (0.75m x 1.50m) UPVC double glazed frosted window to the front elevation, W/C, wash hand basin, wall mounted radiator, tiled walls, tiled flooring and spotlights.

Lounge

13' 2" x 18' 6" (4.02m x 5.65m) UPVC double glazed window to the front elevation, two UPVC double glazed windows to the side elevation, UPVC double glazed French doors to the rear elevation, ceiling light point, wall mounted radiator and a dual fuel burner.

Reception Room

13' 3" x 11' 2" (4.05m x 3.41m) UPVC double glazed window to the front elevation, wall mounted radiators, tiled flooring, ceiling light point and storage cupboard.

Kitchen/Breakfast Room

14' 6" x 9' 8" (4.41m x 2.95m) UPVC double glazed window to the rear elevation, UPVC double glazed French doors to the rear elevation, wall mounted radiator, spotlights, new tiled flooring, stainless steel sink unit, a variety of wall, base and drawer units, AEG oven, BOSCH electric hob, extractor, granite worktops, plumbing for washing machine, space for dishwasher and an integrated fridge/freezer.

First Floor

Landing

Two ceiling light points and loft access to a fully boarded spacious loft.

Bedroom One

15' 8" x 13' 5" (4.78m x 4.1m) Two UPVC double glazed windows one to the front elevation and one to the rear elevation, wall mounted radiator, ceiling light point, wall light point, free standing bath with swan and tiled base.

Bedroom Two

11' 3" x 11' 2" (3.44m x 3.41m) Two UPVC double glazed windows one of which is frosted both to the front elevation, ceiling light point, wall mounted radiator and a storage cupboard.

Bedroom Three

12' 2" x 8' 0" (3.72m x 2.45m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.



Bathroom

6' 1" x 5' 7" (1.85m x 1.71m) UPVC double glazed frosted window to the rear elevation, corner shower unit, wash hand basin, W/C, tiled walls, spotlights and hand towel radiator.

Outside

Front

Block paved driveway which can comfortably fit 4 cars, laid to lawn, paved patio area, stones, gas BBQ, electrical sockets and a detached garage.

Garage

Detached, double garage with electrics.

Rear

Enclosed, not overlooked, Indian stone paving, composite decking area and electrical sockets.

Tenure

Freehold

Council Tax

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.

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No



Energy performance certificate (EPC)			
30, Southwell Close Lowton WARRINGTON WA3 2RG	Energy rating	Valid until:	14 July 2027
	D	Certificate number:	9058-4092-7263-5323-9950
Property type	Detached house		
Total floor area	105 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.

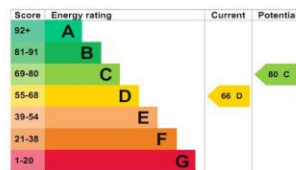
[See how to improve this property's energy efficiency.](#)

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.