



## **Waddington Close, Lowton, WA3 2DR**

**Offers in Excess of  
£374,950**

Stone Cross Estate Agents are delighted to present to you this gorgeous Four Bedroom Detached Family Home, which is situated in a quiet and sought after area of Lowton. Being sold with NO CHAIN and Freehold status. This property is situated close to primary/secondary schools, local bus routes, The East Lancashire Road (A580) and The National Motorway Network. The home welcomes you with an inviting entrance hall which has access to the integral garage/utility room and a convenient downstairs cloakroom. The lounge sits at the rear of the house with a gorgeous bay window looking out over the rear garden and a cozy dual fuel fire sets the perfect ambiance for relaxing. The open plan aspect of the kitchen/diner is ideal for family life. Benefitting from a breakfast bar, American fridge/freezer and bifolding doors which look over the rear garden this creates the perfect area for entertaining with the added bonus of another dual fuel burner and air conditioning in the dining area. Upstairs, there are four generously sized bedrooms all which benefits from air conditioning and three of which benefit from integrated wardrobes. The master bedroom showcases a walk in wardrobe ideal for storage and a handy en-suite with a double shower unit. Outside, the front has excellent curb appeal with a beautifully block paved driveway with ample off road parking for multiple cars and a gorgeously decorated front, a credit to the current owners with a delightful sage green garage door for the integral garage which provides further off road parking. The rear boasts a quirky layout with a stunning patio area with a BBQ, a lovely lawn area which isn't over looked at the rear which at the top of the lawn sits a incredible summerhouse which is made from cedar making the build solid and durable, equipped with full power and lighting which offers versatile usage. The rear also benefits from a range of sheds ideal for storage and one an unfinished workshop which could be an ideal

- **Four Bedroom Detached**
- **Garage**
- **Driveway**
- **Two Reception Rooms**
- **Summerhouse**
- **No Chain**

### **Entrance Hall**

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

### **Lounge**

11' 9" x 12' 6" (3.59m x 3.82m) UPVC double glazed bay window to the rear elevation, ceiling light point, wall mounted radiator and a dule fuel fire.

### **Kitchen/Breakfast Room**

21' 9" x 8' 8" (6.64m x 2.64m) UPVC double glazed window to the front elevation, UPVC double glazed frosted door to the side elevation, spotlights, tiled flooring, part tiled walls, breakfast bar, hob, oven, extractor, American style fridge/freezer, ceramic sink unit with swan neck tap and a storage cupboard.

### **Dining Room**

13' 7" x 13' 2" (4.13m x 4.02m) UPVC double glazed window to the rear elevation, Bifolding doors to the side elevation, tiled flooring, spotlights, duel fuel fire and air conditioning.

### **Cloakroom**

UPVC double glazed frosted window to the front elevation, ceiling light point, hand towel radiator, vanity sink unit, W/C, part tiled walls and tiled flooring.

### **Utility Room**

7' 3" x 8' 8" (2.22m x 2.63m) Access through door in the hall or though the garage.

### **First Floor**

#### **Landing**

UPVC double glazed window to the rear elevation, ceiling light point and loft access.

#### **Bedroom One**

10' 6" x 8' 8" (3.19m x 2.64m) UPVC double glazed bay window to the front elevation, ceiling light point, wall mounted radiator, laminate flooring and doors to walk-in-wardrobe and en-suite.

#### **Walk-in-Wardrobe**

Integrated wardrobes, ceiling light point and laminate flooring.

#### **En-Suite**

3' 7" x 8' 8" (1.08m x 2.64m) UPVC double glazed frosted window to the side elevation, double shower unit, vanity sink unit, W/C, tiled flooring, tiled walls, had towel radiator and spotlights.

#### **Bedroom Two**

18' 3" x 8' 8" (5.56m x 2.64m) UPVC double glazed window to the rear window, two Velux skylights, spotlights, spotlights over mirror, laminate flooring, wall mounted radiator, integrated wardrobes, two storage cupboards and air conditioning.





### **Bedroom Three**

9' 4" x 10' 1" (2.84m x 3.07m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, laminate flooring and air conditioning.

### **Bedroom Four**

7' 0" x 10' 11" (2.14m x 3.34m) UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, integrated wardrobes and laminate flooring.

### **Bathroom**

4' 11" x 7' 11" (1.50m x 2.42m) UPVC double glazed frosted window to the side elevation, part tiled walls, hand towel radiator, vanity sink unit, W/C, bath with overhead shower, extractor and laminate flooring.

### **Outside**

#### **Front**

Block paved driveway with ample off road parking, porch, integral garage and gate access to the rear at the side.

#### **Garage**

9' 2" x 8' 8" (2.79m x 2.63m) Integral, up and over door.

#### **Rear**

Enclosed, not overlooked, paved patio areas with a BBQ, laid to lawn areas, borders with plants, trees and shrubs. Shed and a gorgeous summerhouse which sits at the rear of the garden.

### **Summerhouse**

11' 10" x 17' 4" (3.6m x 5.28m) Two UPVC double glazed windows to the front elevation, UPVC double glazed French doors to the front elevation, laminate flooring, spotlights, power and lighting and made from cedar.

### **Tenure**

Freehold

### **Council Tax**

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? Private

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Not known

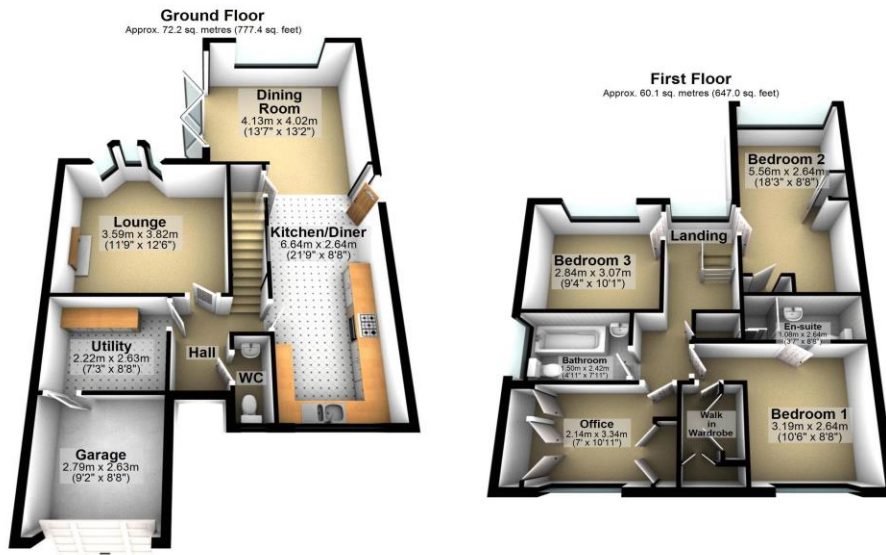
If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





Total area: approx. 132.3 sq. metres (1424.4 sq. feet)

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

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

### Energy performance certificate (EPC)

17 Waddington Close  
Lowton  
WARRINGTON  
WA3 2DR

Energy rating  
**C**

Valid until: 25 June 2034

Certificate number: 9534-5426-9300-0076-9226

Property type: Detached house  
Total floor area: 122 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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9534-5426-9300-0076-9226?print=true>

1/4

**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.