



## **Moorfield Crescent, Lowton, WA3 1AJ**

**Offers in Excess of  
£289,950**

*Presenting this impressive extended four-bedroom semi-detached property in the sought-after location of Lowton. Boasting a desirable position within close proximity to a wide range of amenities, including shops, schools, and a selection eateries, this property offers convenience and a vibrant community atmosphere. Additionally, it benefits from its proximity to The East Lancashire Road (A580) and The National Motorway Network, ensuring excellent connectivity to surrounding areas. Upon entering the property, you are greeted by a porch and an inviting entrance hallway that leads you into the heart of the home. The well-equipped kitchen provides a functional space for culinary endeavors, while the spacious lounge, dining area, and sitting area create a versatile layout ideal for entertaining and everyday living. The ground floor also features a bedroom with an En-suite, offering flexibility and convenience. Ascending to the first floor, you will find three additional bedrooms, providing ample space for a growing family or guests and a well-appointed bathroom. Externally, the property boasts a driveway and a laid-to-lawn garden area at the front. The rear of the property showcases a beautifully landscaped laid-to-lawn garden with multiple sitting areas, providing a tranquil and private outdoor space that is not overlooked. This extended four-bedroom semi-detached property is an exceptional opportunity for those seeking a spacious and well-situated home in a desirable location. Book a viewing now!*

- **Extended Four Bedroom Semi-Detached Property**
- **Open Plan Living/Dining/Kitchen Area**
- **Sought After Location**
- **Flexible Family Accommodation**
- **Landscaped Rear Garden with Open Aspect Views**

### **Entrance Porch**

Entrance via UPVC double glazed door with fob access and UPVC double glazed frosted window to the side. Door leading to hallway. Ring doorbell.

### **Hallway**

Stairs to the first floor with runner carpeting, wall mounted radiator, ceiling light point and wall mounted radiator.

### **Kitchen/Breakfast Room**

21' 9" x 7' 5" (6.63m x 2.27m) Two UPVC double glazed windows one to the side and one to the rear elevation. A range of fitted wall, base and drawer units, 1.5 drainer stainless steel sink unit with tap, plumbing for washing machine, space for dryer, integrated dishwasher, space for American fridge/freezer, two ovens, induction hob, extractor fan, integral microwave, part tiled walls and spot lights controlled with smart switches. Breakfast bar. CCTV.

### **Lounge**

14' 9" x 10' 7" (4.49m x 3.23m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Dining Room**

9' 2" x 10' 7" (2.79m x 3.23m) Ceiling light point and wall mounted radiator.

### **Sitting Area**

UPVC double glazed sliding door to the rear elevation. Ceiling light point and wall mounted radiator.

### **Ground Floor Bedroom**

16' 8" x 8' 8" (5.09m x 2.63m) UPVC double glazed window to the rear elevation. UPVC double glazed french doors to the side elevation. Ceiling light point and wall mounted radiator.

### **En-Suite**

UPVC double glazed frosted window to the front elevation. Three piece suite comprising of W/C, sink unit and corner shower unit. Part tiled walls, hand towel rail and ceiling light point.

### **First Floor**

### **Landing**

UPVC double glazed window to the side elevation. Loft access that is fully boarded.



**Bedroom One**

11' 4" x 10' 7" (3.45m x 3.23m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

**Bedroom Two**

12' 5" x 10' 7" (3.79m x 3.23m) UPVC double glazed window to the front elevation. Ceiling light point and wall mounted radiator.

**Bedroom Three**

6' 1" x 6' 11" (1.85m x 2.10m) UPVC double glazed window to the front elevation. Ceiling light point and wall mounted radiator.

**Bathroom**

UPVC double glazed frosted window to the side elevation. Three piece suite comprising of W/C, vanity sink unit and bath with over head shower. Wall mounted radiator, part tiled walls and flooring.

The property has a smart home setup including mesh Wi-Fi across the property and central heating / light switches in every room that can be integrated in to Alexa / Google Home

**Outside****Front**

Driveway offering off road parking, laid to lawn enclosed garden, stones and stepping patio to the front door.

**Rear Garden**

Enclosed landscaped laid to lawn garden. Not over looked. Two sitting areas.

**Tenure**

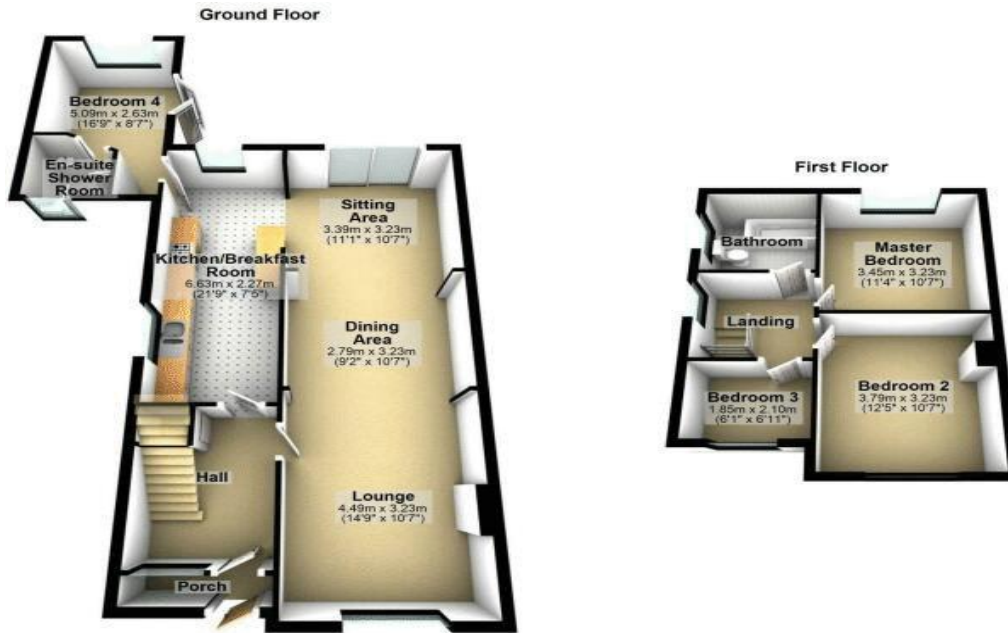
Leasehold.

**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.**





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 PlanIt.

6/27/23, 11:00 AM

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

### Energy performance certificate (EPC)

14 Moorfield Crescent Lowton WARRINGTON WA5 1AJ	Energy rating <b>D</b>	Valid until: 26 October 2031 Certificate number 4619-5120-4009-0775-1222
--	---------------------------	---

Property type Semi-detached house

Total floor area 114 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 current energy rating is D. 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

**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.