



**Gleneagles Close, Lowton, Warrington, WA3  
3DN**

**Offers in Excess of  
£339,950**

***We are delighted to bring to market this WELL PRESENTED EXECUTIVE FOUR BEDROOM DETACHED FAMILY SIZED PROPERTY which is located on a well sought after residential estate within close proximity to The East Lancashire Road (A580) ideal for commuters. Well positioned for all of the amenities that Lowton village has to offer. To the ground floor the property comprises of entrance hall, cloakroom, reception room/office, kitchen with oak worktops and integrated appliances, lounge with french doors leading to the large Dining/Family Room which is a great space for entertaining friends and family. To the first floor there is a family bathroom and four bedrooms two of which benefit from an en-suite shower room. The property also benefits from a burglar alarm system. Externally to the front there is a driveway for off road parking for 3 cars and an integral garage and to the rear is an enclosed garden which is laid to lawn with a decked patio area.***

**\*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\***

- ***Executive Detached Property***
- ***Two Reception Rooms***
- ***Dining/Family Room***
- ***Four Bedrooms***
- ***Two En-Suite Shower Rooms***
- ***Enclosed Rear Garden***

### **Entrance**

Via UPVC composite door into the hallway.

### **Hallway**

Wall mounted radiator, two ceiling light points, engineered wood flooring, stairs to first floor, under stairs storage, mains wired smoke detector and doors to study, lounge, WC and Kitchen/diner.

### **Downstairs WC**

2' 10" x 5' 6" (0.86m x 1.68m) UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, engineered wood flooring, WC and vanity sink unit.

### **Study**

9' 0" x 10' 3" (2.74m x 3.13m) UPVC double glazed bay window to front elevation, wall mounted radiator, ceiling light point and engineered wood flooring.

### **Lounge**

UPVC double glazed french doors leading to dining/family room, UPVC double glazed window to rear elevation, wall mounted radiator, two ceiling light points, engineered wood flooring, gas fire with fireplace.

### **Kitchen/Diner**

16' 3" x 10' 0" (4.96m x 3.04m) UPVC double glazed door to side elevation, UPVC double glazed window to side elevation, Archway to Conservatory, ceiling spotlights, vertical radiator and vinyl floor tiles. There are a range of wall, base and drawer units, oak wood worktops, feature 1.5 sink with mixer tap, integrated American Fridge/Freezer, integrated dishwasher, plumbing for washing machine, integrated double oven and induction hob on the breakfast bar.

### **Dining/Family Room**

24' 10" x 13' 9" (7.56m x 4.19m) Dwarf Brick Wall with UPVC white surround, UPVC double glazed french doors to rear elevation, plastered insulated ceiling, ceiling light point, engineered wood flooring and wall mounted electric heaters.

### **First Floor**

#### **Landing**

Feature Ceiling multi drop pendant light, mains wired smoke detector and doors to bedrooms and bathroom.

#### **Loft**

Has ladder access, part boarded and lighting.

### **Bedroom One**

12' 3" x 14' 4" (3.74m x 4.36m) UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and door to en-suite shower room.





**En-Suite**

5' 11" x 5' 11" (1.81m x 1.80m) UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, shower cubicle, WC and Sink Unit.

**Bedroom Two**

13' 7" x 8' 7" (4.14m x 2.61m) UPVC double glazed window to front elevation, wall, mounted radiator, ceiling light point and door to en-suite shower room.

**En-Suite**

5' 5" x 5' 8" (1.66m x 1.72m) Shower Cubicle and Sink.

**Bedroom Three**

10' 4" x 9' 4" (3.14m x 2.84m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

**Bedroom Four**

8' 11" x 7' 9" (2.71m x 2.36m) UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point.

**Bathroom**

7' 9" x 6' 7" (2.36m x 2.01m) UPVC double glazed frosted window to rear elevation, vertical wall mounted radiator, ceiling light point, tiled walls, tiled floor, freestanding bath with overhead shower, WC and sink Unit.

**Outside****Front Garden**

Driveway with parking for 3 cars leading to integral garage, block paved area and borders planted with shrubs and plants.

**Rear Garden**

Enclosed garden which is partly walled with area laid to lawn, paving, decked area and borders planted with shrubs and trees.

**Tenure**

Leasehold

**Council Tax Band**

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.**

Water mains or private? Mains

Parking arrangements? Ample Parking and Garage

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Sky Fibre

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)

1 Gleneagles Close Lowton WARRINGTON WA3 2DN	Energy rating <b>D</b>	Valid until: <b>7 November 2031</b> Certificate number: 1929-7429-0009-0868-0206
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Property type: Detached house

Total floor area: 140 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

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

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	74   C
39-54	E		
21-38	F		
1-20	G		

### 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.