



**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/snug, 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 family/dining 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

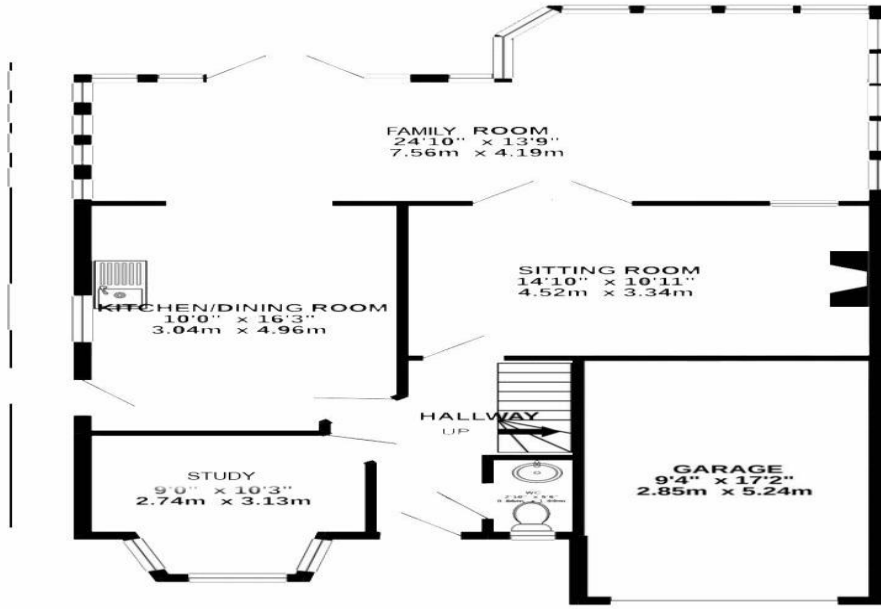
Enclosed garden which is partly walled with area laid to lawn, paving, decked area and borders planted with shrubs and trees.

Tenure

Leasehold: £192.63 per annum



GROUND FLOOR
911 sq.ft. (84.6 sq.m.) approx.



9/27/22, 1:38 PM

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

Energy performance certificate (EPC)

1 Gleneagles Close
Lowton
WARRINGTON
WA3 2DN

Energy rating
D

Valid until: **7 November 2031**
Certificate number: 1929-7429-0009-0868-0206

Property type

Detached house

Total floor area

140 square metres

Rules on letting this property

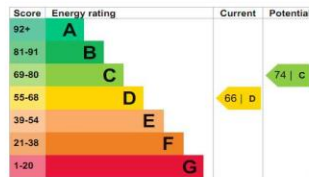
Properties can be let if they have an energy rating from A to E.

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

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.