



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

**Offers in Excess of  
£425,000**

**STONE CROSS ESTATE AGENTS** are thrilled to introduce this stunning **FOUR BEDROOM DETACHED PROPERTY**, nestled in a highly sought-after semi-rural location just off Pocket Nook Lane. The property exudes tranquility, offering a peaceful retreat while remaining conveniently close to local amenities, including shops, schools, and bus routes. It also benefits from excellent transport links, with easy access to The East Lancashire Road (A580) and The National Motorway Network. The welcoming entrance vestibule leads to a hallway, opening into two versatile rooms currently used as reception spaces that can be bedrooms, a family bathroom, a well-appointed kitchen with adjoining utility room and pantry, and a spacious L-Shaped lounge/diner featuring bi-fold doors that open onto the rear garden. The first floor features a landing that leads to the master bedroom and a second bedroom both with en-suites. The master bedroom further impresses with French doors opening onto a walk-on balcony, offering a perfect spot to enjoy the surrounding views. Externally, the front garden is beautifully landscaped with a manicured lawn and mature borders, complemented by a driveway offering off-road parking and access to the garage. The rear garden is a true highlight, boasting an enclosed, south-facing space with a patio, lush greenery, and scenic open aspect views, ensuring complete privacy. This exceptional property offers a unique blend of serenity and convenience—contact us today to arrange a viewing and discover its full offering!

- **Spacious Four Bedroom Detached Property**
- **Open Aspect Views to the Rear**
- **L-Shaped Lounge/Diner with Bi-Folding Doors**
- **Modern Kitchen with Island**
- **Ample parking leading to the Garage**



### **Entrance Vestibule**

Entrance via composite door and door leaving to the Hallway.

### **Hallway**

The grand hallway welcomes you with an air of elegance, featuring a sweeping staircase that ascends to the first floor. A ceiling light point, a wall-mounted radiator and doors leading to other rooms, inviting you to explore the rest of the home.

### **Reception/Bedroom Four**

9' 11" x 9' 11" (3.01m x 3.01m) This versatile reception room, which can also serve as a bedroom features a UPVC double-glazed window to the front elevation that allows plenty of natural light. The space is well-lit by a ceiling light point and has a wall-mounted radiator.

### **Reception/Bedroom Three**

11' 11" x 11' 5" (3.62m x 3.49m) This adaptable reception room, which can also function as a third bedroom, offers convenient access to a Jack and Jill bathroom through a connecting door. Including a UPVC double-glazed window on the front elevation and wall-mounted radiator.

### **Jack & Jill Bathroom**

13' 2" x 8' 4" (4.01m x 2.54m) The Jack and Jill family bathroom is luxuriously appointed with a five-piece suite, including a relaxing jacuzzi corner bathtub, his and hers sink units, a W/C, bidet, and a spacious double shower unit. The space is elegantly finished with tiled walls and flooring, complemented by two hand towel rails a UPVC double-glazed frosted window on the side elevation and spotlights.

### **Kitchen**

19' 3" x 10' 11" (5.88m x 3.34m) This beautiful modern kitchen is a chef's delight, featuring a sleek island with drawer units that doubles as a convenient breakfast bar. The space is well-equipped with wall, base, and drawer units, along with two double ovens, steam oven, an induction hob with an extractor fan, and a one-and-a-half drainer stainless steel sink unit. An integrated dishwasher, full height fridge and full height freezer and microwave add to the kitchen's functionality. UPVC double-glazed door and window, offering stunning views of the rear. The kitchen is completed with a wall-mounted radiator, spotlights, and stylish tiled flooring.

### **Utility Room**

The utility room features practical base units with ample storage, a stainless steel sink unit, and plumbing for a washing machine. There's also space for a dryer. The room is partially tiled on the walls and floor. A ceiling light point, wall-mounted radiator and a door leads directly to a pantry, adding extra storage options.

### **Pantry**

The pantry room offers a dedicated space for storing kitchen essentials, with ample shelving to organize food items, cookware, and other supplies.

### **L-Shape Lounge/Dining Room**

26' 6" x 24' 8" (8.07m x 7.53m) The L-shaped lounge/dining room is a versatile and stylish space, featuring bifold doors that open to the rear garden, allowing plenty of natural light to flood the room. A UPVC double-glazed window to the front elevation and a double-glazed lantern skylight window further enhance the brightness. The room is highlighted by a feature wood wall and a media wall. There is additional storage space, spotlights and two wall-mounted radiators.

### **First Floor**





### **Landing**

The landing leads to two bedrooms and features a UPVC double-glazed window to the rear. There are spotlights and a wall-mounted radiator.

### **Master Bedroom**

17' 9" x 12' 3" (5.41m x 3.74m) The master bedroom features storage space and shelving for ample storage. Spotlights and a wall-mounted UPVC double glazed French doors, open to a private balcony where you can sit out and enjoy the views. A door leads to the en-suite.

### **En-Suite**

8' 10" x 5' 4" (2.7m x 1.63m) The en-suite bathroom features a sleek three-piece suite, including a spacious walk-in double shower unit, a W/C, and a modern sink unit. A UPVC double-glazed frosted window to the rear elevation, spotlights, a hand towel rail, tiled floor, and partially tiled walls, creating a clean and contemporary feel.

### **Bedroom Two**

10' 0" x 12' 5" (3.04m x 3.78m) The second bedroom features UPVC double-glazed French doors that open to a Juliet balcony. The room includes spotlights, a wall-mounted radiator, and convenient storage space. A door leads directly to the en-suite.

### **En-Suite**

4' 0" x 8' 5" (1.22m x 2.57m) This modern bathroom features a three-piece suite, including a W/C, a vanity sink unit, and a double shower unit. A UPVC double-glazed frosted window at the rear elevation, spotlights, a hand towel rail, tiled flooring, and partially tiled walls.

### **Outside**

### **Front**

At the front of the property, there is an off-road driveway providing convenient parking, which leads to an integral garage. The area is attractively landscaped with a well-maintained lawn, complemented by a variety of bushes, plants, and shrubs.

### **Rear Garden**

The rear of the property boasts a stunning south-facing garden with open aspect views, offering a serene and private retreat. Multiple patio areas and composite decking provide ample space for outdoor relaxation and entertaining. The garden is enhanced with outdoor sockets, lighting, and a charming water feature. With no overlooking neighbors and backing onto a peaceful brook, this garden ensures both privacy and tranquility.

### **Integral Garage**

7' 6" x 10' 2" (2.28m x 3.09m) The garage has an up and over door and fitted with power and lighting.

### **Tenure**

Leasehold: £12.50 per annum

### **Council Tax Band.**

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

### Energy performance certificate (EPC)

24 Moorfield Crescent Lowton WARRINGTON WA3 1AJ	Energy rating <b>C</b>	Valid until: 21 August 2034
		Certificate number: 2194-3041-5208-4674-1200
Property type		Detached bungalow
Total floor area		173 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/2194-3041-5208-4674-1200?print=true>

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**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.