



Newton Road, Lowton, WA3 1JE

**Offers in Excess of
£349,950**

Discover your new sanctuary at Stone Cross Estate Agents! Nestled in the sought-after area of Newton Road, Lowton, this stunning Three Bedroom Semi-Detached Family Home awaits. Perfectly situated near local schools, amenities, and with convenient access to motorway networks and the A580 East Lancashire Road for effortless commuting, this residence offers both comfort and convenience. Step inside the home to find a welcoming porch leading to entrance hall, a cozy lounge, a well-equipped kitchen, a dining room, and a charming conservatory, all on the ground floor. Upstairs, three inviting bedrooms and a family bathroom with a three-piece suite await. Outside, a frontage featuring a driveway leading to the garage providing ample off road parking and a lush lawn sets the stage, while the rear unveils an enclosed garden with a laid-to-lawn garden. There are Open aspect views to the side of the property. Don't let this opportunity slip away—make this house your new home today! **Please Contact Us To Arrange A Viewing******

NO CHAIN

- **Three Bedroom Semi-Detached**
- **Picturesque Open Aspect Views**
- **Sought After Location**
- **Driveway Leading to Garage**
- **Conservatory offering Ample living space**

Entrance Porch

Via UPVC double glazed door into the porch. UPVC double glazed window to the front and side elevation, tiled flooring and wooden door leading to Hallway.

Hallway

Stairs to the first floor, wall mounted radiator, ceiling light point, single glazed window to the front elevation and laminate flooring.

Dining Room

12' 6" x 11' 11" (3.81m x 3.64m) UPVC double glazed bay window to the front elevation. Ceiling light point, wall light point, wall mounted radiator and electric fire and mantle.

Kitchen

9' 9" x 17' 8" (2.98m x 5.38m) UPVC double glazed window to the rear and side elevation. UPVC double glazed frosted door to the rear elevation. L shaped with a range of fitted wall, base and drawer units, one and a half drainer stainless sink unit with swan neck tap, double oven, induction hob and extractor fan, integrated dishwasher, integrated fridge/freezer, integrated washing machine, part tiled walls, ceiling light points, ceiling light point and wall mounted radiator.

Lounge

10' 11" x 19' 11" (3.33m x 6.06m) UPVC double glazed window to the rear elevation, french doors leading to the conservatory, Three wall light points, wall mounted radiator and fire place with mantle.

Conservatory

9' 5" x 8' 0" (2.87m x 2.43m) UPVC double glazed surround with double glazed doors to the side elevation. Laminate flooring.

First Floor

Landing

Wall light point.

Bedroom One

12' 7" x 11' 11" (3.84m x 3.63m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

Bedroom Two

11' 1" x 12' 1" (3.37m x 3.68m) UPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light point, laminate flooring and integrated wardrobes.



Bedroom Three

7' 5" x 7' 7" (2.26m x 2.30m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

Bathroom

7' 4" x 7' 10" (2.23m x 2.38m) UPVC double glazed frosted window to the rear elevation, four piece suite comprising of vanity sink unit and W/C, corner shower unit and bath. Hand towel rail, part tiled walls, ceiling light point.

Outside

Front

Block paved driveway leading to the garage, laid to lawn, plants/trees and open aspect views to the side.

Rear Garden

Enclosed rear garden with laid to lawn area, patio, decking and block paving. Trees/Plants/Bushes. Open aspect views to the side. Not over looked.

Integral Garage

Up and over door.

Tenure

Freehold.

Council Tax Band

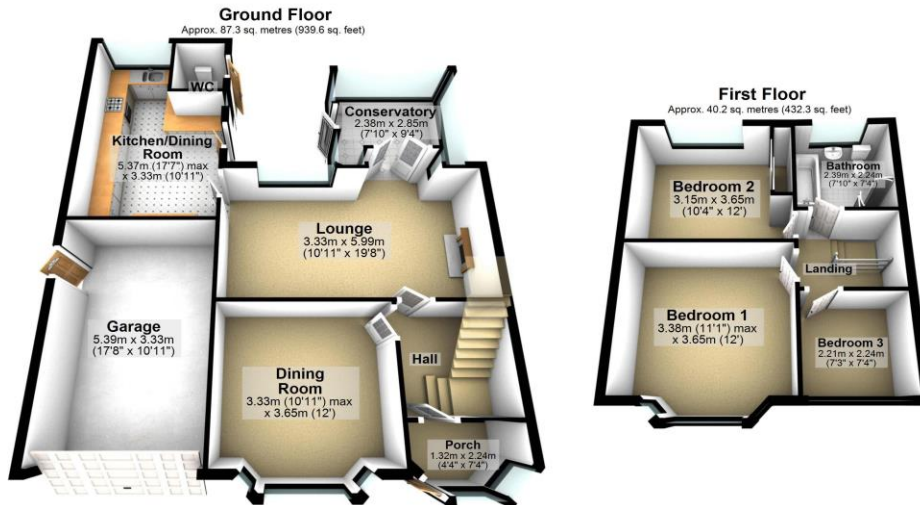
D.

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

(All measurements to max) Water mains or private? Mains Parking arrangements? Driveway Flood risk? No Coal mining issues in the area? No Broadband how provided? 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. 127.4 sq. metres (1371.9 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)

420 Newton Road
Lowton
WARRINGTON
WA3 1JE

Energy rating
D

Valid until: 9 September 2034

Certificate number: 9003-3041-3201-3474-7204

Property type: Semi-detached house

Total floor area: 99 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 D. It has the potential to be C.

[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/9003-3041-3201-3474-7204?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.