



## ***The Stocks Court, Lowton, WA3 2SL***

**£310,000**

**Stone Cross Estate Agents are thrilled to present this stunning four-bedroom detached home, nestled on the sought-after Church Lane in Lowton St. Luke's. Ideally located for easy access to local amenities, including shops, schools, sports clubs, and dining options, as well as convenient links to the East Lancashire Road (A580). The ground floor features an inviting entrance hall, a spacious lounge with double doors leading to the kitchen/diner, a conservatory, and a handy cloakroom. Upstairs, you'll find four bedrooms, including one benefiting from an ensuite, plus a family bathroom. Outside, the property boasts a driveway, an integral garage for ample off-road parking, and an enclosed rear garden with a lush lawn, perfect for relaxation. Don't miss out on this exceptional home! \*\*Please contact us to arrange a viewing.\*\***

- **Four Bedrooms**
- **Detached**
- **Master Bed with ensuite**
- **Driveway with Ample parking**
- **Three Bathrooms**

### **Entrance Hallway**

UPVC door with double glazed window to the front elevation, wall mounted radiator, ceiling light point, laminate flooring and stairs leading to first floor.

### **Lounge**

15' 8" x 11' 3" (4.77m x 3.43m) UPVC double glazed window to the front elevation, a ceiling light point, a wall mounted radiator, an electric fire and double doors leading to the kitchen.

### **Kitchen/Diner**

14' 4" x 11' 5" (4.37m x 3.48m) UPVC double glazed window to the conservatory, UPVC double glazed door to the conservatory, 1.5 stainless steel sink unit with a swan neck tap, spotlights, wall mounted radiator, integrated dish washer, integrated fridge/freezer, part tiled walls, BOSCH oven, hob and extractor.

### **Conservatory**

UPVC double glazed windows to the surround, UPVC double glazed French doors to the side elevation, wall mounted radiator and a ceiling light point with a fan.

### **Inner Hall**

Ceiling light point and doors to the garage and cloakroom.

### **Cloakroom**

UPVC double glazed frosted window to the rear elevation, ceiling light point, hand towel radiator, wash hand basin, W/C and part tiled walls.

### **First Floor**

### **Landing**

Ceiling light point and loft access.

### **Bedroom One**

12' 6" x 11' 5" (3.81m x 3.48m) UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and door leading into the en-suite.

### **En-Suite**

UPVC double glazed frosted window to the side elevation, W/C, wash hand basin with a mixer tap, double shower unit, spotlights, part tiled walls and an extractor.

### **Bedroom Two**

10' 7" x 8' 1" (3.22m x 2.46m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

### **Bedroom Three**

9' 10" x 7' 5" (2.99m x 2.26m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.





**Bedroom Four**

10' 3" x 8' 6" (3.12m x 2.59m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

**Bathroom**

UPVC double glazed frosted window to the rear elevation, spotlights, bath with a swan neck tap and an overhead shower, wash hand basin, W/C, hand towel radiator, spotlights and part tiled walls.

**Outside****Front**

Tarmac driveway leading to the integral garage, laid to lawn area with bushes and shrubs.

**Integral Garage**

Up and over door, power and lighting, plumbing for washing machine and houses the boiler(BAXI).

**Rear**

Enclosed, laid to lawn and patio areas with bushes/shrubs and gate access to the front.

**Tenure**

Freehold

**Council Tax**

D

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway with two parking spaces

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Fiber

If there are restrictions on covenants? No

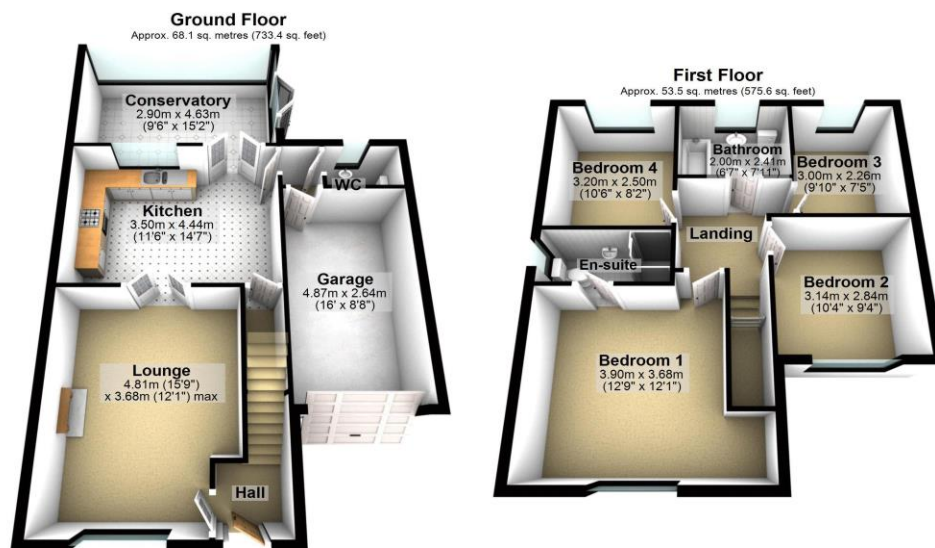
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No

**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.**





Total area: approx. 121.6 sq. metres (1309.0 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)

5 The Stocks Court  
Lowton  
WARRINGTON  
WA3 2SL

Energy rating  
**C**

Valid until: 17 September 2034

Certificate number: 0360-2407-8410-2994-0115

Property type

Detached house

Total floor area

76 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



**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.