



## **Braithwaite Road, Lowton**

**Offers in the Region Of  
£279,950**

**Stone Cross Estate Agents are delighted to present this charming three-bedroom detached home, nestled in the heart of Lowton's sought-after village. Ideally located near local amenities, schools, shops, and major transport links, this property offers both convenience and comfort. The ground floor features a welcoming hallway, a spacious lounge/dining area, a modern kitchen, a utility room, and a convenient W/C. Upstairs, you'll find three well-proportioned bedrooms, including a master with an en-suite, as well as a stylish family bathroom. The exterior boasts a beautifully maintained front garden, while the enclosed, gated rear garden features low-maintenance artificial grass, block paving, and electric charging points, perfect for off-road parking.\*\*\*CONTACT US NOW TO ARRANGE A VIEWING!!!\*\*\***

- **Detached House**
- **Enclosed Rear Garden**
- **Three Bathrooms**
- **Sought After Location**
- **Three Bedrooms**
- **Off-Road Parking**

### **Entrance Hallway**

Ceiling light point, wall mounted radiator, UPVC double glazed window to front elevation and a composite door to the front elevation.

### **Lounge/Diner**

24' 1" x 14' 3" (7.33m x 4.34m) UPVC double glazed window to rear elevation, three ceiling light points, French doors to side elevation, two wall mounted radiators and laminate flooring.

### **Kitchen**

9' 7" x 11' 6" (2.93m x 3.50m) Integrated washing machine, integrated dish washer, space for fridge/freezer, sink unit with a swan tap, integrated oven and extractor fan, two UPVC double glazed windows to the rear elevation and front elevation, spotlights and a UPVC double glazed frosted door to the rear elevation.

### **Utility room**

Wall light, storage and space for a tumble dryer.

### **W/C**

7' 3" x 2' 11" (2.21m x 0.9m) UPVC double glazed frosted window to the front elevation, wash hand basin, heated towel radiator, laminate flooring, part tiled walls, spotlights and a W/C.

### **Upstairs**

#### **Bedroom 1**

11' 6" x 9' 6" (3.50m x 2.9m) UPVC double glazed window to front elevation, ceiling light point and a wall mounted radiator.

#### **Ensuite**

3' 9" x 9' 2" (1.14m x 2.79m) Sink unit, wash hand basin with a swan tap, W/C, tiled walls, UPVC double glazed frosted window to front elevation, heated towel radiator and spotlights.

#### **Bedroom 2**

9' 0" x 8' 7" (2.75m x 2.61m) Ceiling light point, UPVC double glazed window to rear elevation, wall mounted radiator and loft access.

#### **Bedroom 3**

8' 3" x 9' 0" (2.51m x 2.75m) UPVC double glazed window to rear elevation and front elevation, ceiling light point, wall mounted radiator and laminate flooring.

#### **Bathroom**

5' 0" x 8' 4" (1.52m x 2.54m) UPVC double glazed frosted window to rear elevation, part tiled windows, spotlights, W/C, vanity sink unit, P shaped bath with





over head shower, laminate flooring and heated towel radiator.

### **Outside**

#### **Front**

Laid to Lawn.

#### **Rear Garden**

Electric vehicle charger, enclosed, artificial grass, block paving, bushes, trees, borders, patio and an electric double gate to front elevation.

#### **Tenure**

Freehold

#### **Council Tax**

C

#### **Other Information**

Water mains or private? Mains Parking arrangements? Off-Road Parking Flood risk? No Coal mining issues in the area? No Broadband how provided? Wire 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.



Energy performance certificate (EPC)			
19a Braithwaite Road Lowton WARRINGTON WA3 2HY	Energy rating	Valid until:	13 October 2034
	<b>C</b>	Certificate number:	9370-2204-1400-2994-5211
Property type	Detached house		
Total floor area	84 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.