



Newton Road, Lowton

**Offers in Excess of
£399,950**

Stone Cross Estate Agents are thrilled to bring to market this charming four-bedroom detached property, located in the highly desirable area of Newton Road, Lowton. Ideally positioned within close reach of reputable local schools, essential amenities, and with easy access to major transport routes including the A580 East Lancashire Road and motorway networks.

Step through the entrance vestibule into a spacious hallway, featuring beautiful antique details that add a touch of timeless character. The ground floor boasts two symmetrical living rooms, a generously sized utility area, a kitchen/diner, a convenient W/C, and a lovely orangerie perfect for enjoying the outdoors all year round. Upstairs, the property offers four well-proportioned bedrooms, ideal for family living, along with a family bathroom. Externally, the home features an electric gated driveway providing ample off-road parking, along with a double garage that offers additional parking space and rear access. The rear garden completes the residence with shrubbery, laid to lawn and a patio area. Don't miss this fantastic opportunity—make this beautiful property your new home today!

****Please Contact Us To Arrange A Viewing****

- **Ample Off-Road Parking**
- **Detached**
- **Three Reception Rooms**
- **Double Garage**
- **Four Bedrooms**

Entrance Vestibule

Tiled Flooring and a ceiling light point.

Hallway

Wall mounted radiator, two hard wood doors, 2 ceiling light points and original wall paper on ceiling.

Lounge 1

13' 0" x 12' 10" (3.96m x 3.9m) UPVC double glazed bay window to the front elevation, wall mounted radiator, ceiling light point and two wall light points.

Lounge 2

13' 0" x 12' 10" (3.96m x 3.9m) UPVC double glazed bay window to the front elevation, two wall mounted radiators and a ceiling light point.

Kitchen/Diner

12' 10" x 12' 10" (3.9m x 3.9m) UPVC double glazed window to the rear elevation, two ceiling light points, wall mounted radiator, 1.5 sink unit with a swan tap, part tiled walls, tiled flooring, Belling Kensington double cooker and wall base and drawer units.

Orangerie

12' 6" x 11' 6" (3.8m x 3.5m) UPVC double glazed, argon filled French doors and windows to the rear, tiled flooring and stain glass windows into the hallway.

W/C

UPVC double glazed frosted window to the rear elevation, W/C, sink unit and a ceiling light point.

Utility room

12' 10" x 8' 10" (3.9m x 2.7m) Two UPVC double glazed frosted windows to the side and rear elevation, part tiled walls, wall base and drawer units, ceiling light point and a wall mounted radiator.

First Floor

Landing

Hard wood cathedral stained glass window to the rear elevation, ceiling light point and two wall light points.

Bedroom 1

16' 5" x 13' 1" (5m x 4m) UPVC double glazed bay window to the front elevation, wall mounted radiator, sink unit, two wall light points, ceiling light point and integrated wardrobes.

Bedroom 2

16' 5" x 13' 1" (5m x 4m) UPVC double glazed bay window to the front elevation, wall mounted radiator, sink unit, ceiling light point and ariel points.



Bedroom 3

12' 2" x 12' 6" (3.7m x 3.8m) Two UPVC double glazed windows to the front and side elevation and a wall mounted radiator.

Bedroom 4

7' 9" x 12' 10" (2.36m x 3.9m) UPVC double glazed window to the side elevation, wall mounted radiator, sink unit and a ceiling light point.

Bathroom

12' 10" x 4' 11" (3.9m x 1.5m) UPVC double glazed frosted window to the rear elevation, shower cubicle, bath with a hand held shower, vanity sink unit, loft access, part tiled walls, wall mounted radiator, spotlights and a W/C.

Outside

Front

Ample off road parking, electric gates, double garage giving access for additional parking in the rear and shrubbery.

Rear

Shrubbery, patio area and laid to lawn.

Tenure

Freehold

Council Tax

F

Other Information

(All measurements to max) Water mains or private? Parking arrangements? Flood risk? Coal mining issues in the area? Broadband how provided? If there are restrictions on covenants? Is the property of standard construction? Are there any public rights of way? Safety Issues?



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.