



## **Newton Road, Lowton**

**Guide Price £365,000**

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! PATTINSON AUCTION are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. Full clarification is available upon request or by notification within the legal pack. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. **VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED.** Bids can be made via The Auctioneers or the Marketing Agents website. Don't miss your chance to view! **\*\*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**

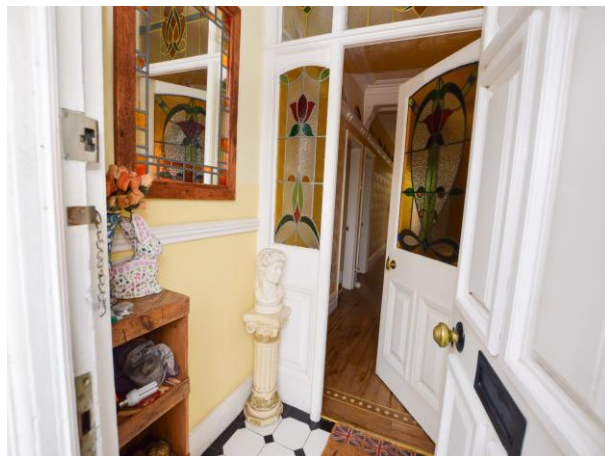
*Hard wood cathedral stained glass window to the rear elevation, ceiling light point and two wall light points.*

### **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? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? TBC

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. 198.4 sq. metres (2135.3 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)

218 Newton Road  
Lowton  
WARRINGTON  
WA3 2AF

Energy rating  
**D**

Valid until: 13 November 2034

Certificate number: 9360-2344-8490-2994-6301

Property type: Detached house

Total floor area: 164 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.

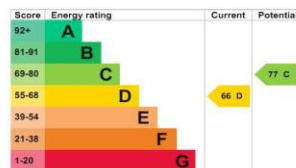
[See how to improve this property's energy efficiency.](#)

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



**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.