



Thompson Farm Meadow, Lowton

£424,950

*Stone Cross Estate Agents are thrilled to present this stunning 2 year old 4-bedroom detached property, situated on the highly sought-after Bloor Homes Estate within the charming village of Lowton. The property benefits from the remainder of the 10 year NHBC warranty. Ideally located, Lowton is just two miles from Leigh, seven miles south of Wigan, and 11 miles west of Manchester city centre. With direct access to the A580 East Lancashire Road, the property offers convenient connections to both Manchester and Liverpool, and the motorway network is just a short drive away. Public transport is well-served, with buses to Manchester, Wigan, Leigh, and Newton-le-Willows, as well as the nearby Newton-le-Willows railway station. The ground floor boasts a beautiful lounge, an open-plan kitchen/diner, a W/C, and a utility room. Upstairs, you'll find four generously sized bedrooms, including one with an ensuite, as well as a modern family bathroom. Outside, the property features a detached garage, offering versatile space for an office or storage, along with a tastefully designed sitting area, artificial lawn, and porcelain tiles. The front of the house includes a double driveway, attractive shrubbery, and picturesque views of a natural pond teeming with wildlife and carp. This exceptional property perfectly combines modern living with a peaceful, village setting—truly a must-see. ***CONTACT US NOW TO ARRANGE A VIEWING****

- ***Detached Garage***
- ***Pond View***
- ***Double Driveway***
- ***CCTV System***
- ***Electric Car Charging Point***

Entrance Hallway

Composite door leading into the house, wall mounted radiator and spotlights.

Lounge

14' 4" x 12' 4" (4.37m x 3.76m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Kitchen/Diner

13' 11" x 22' 0" (4.25m x 6.71m) UPVC double glazed window to rear elevation, UPVC double glazed French doors to rear elevation, wall mounted radiator and spotlights.

W/C

UPVC double glazed frosted window to front elevation, W/C, wall mounted radiator, sink unit and a ceiling light point.

Utility room

Plumbing for washing machine, space for a tumble dryer and house to the boiler.

First Floor

Landing

UPVC double glazed window to side elevation, ceiling light point and a wall mounted radiator.

Bedroom 1

10' 3" x 8' 10" (3.13m x 2.69m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

Ensuite

UPVC double glazed frosted window to rear elevation, W/C, vanity sink unit, part tiled walls, heated towel rail and a separate shower cubicle.

Bedroom 2

8' 9" x 10' 4" (2.66m x 3.16m) UPVC double glazed window to front elevation, wall mounted radiator, integrated wardrobes and a ceiling light point.

Bedroom 3

10' 4" x 7' 11" (3.15m x 2.42m) UPVC double glazed window to rear elevation, wall mounted radiator, ceiling light point and integrated wardrobes

Bedroom 4

7' 6" x 10' 0" (2.28m x 3.04m) UPVC double glazed window to front elevation, wall mounted radiator and a ceiling light point.



Bathroom

UPVC double glazed frosted window to side elevation, part tiled walls, vanity sink unit, spotlights, separate shower cubicle and a heated towel rail.

Outside**Front**

Shrubbery, double drive and overlooking a natural pond with various wildlife and carp.

Garage

19' 8" x 9' 10" (6.0m x 3.0m) UPVC double glazed French doors to rear elevation and spotlights.

Rear

Landscaped garden, artificial lawn.

Tenure

Freehold

Council Tax

E

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No, pond has overflow runoff

Coal mining issues in the area? No

Broadband how provided? Superfast Virgin Broadband

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)

64 Thompson Farm Meadow LOWTON WARRINGTON WA3 2UJ	Energy rating	Valid until:	24 March 2032
	B	Certificate number:	0350-3195-5070-2622-0341

Property type	Detached house
Total floor area	111 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 B. It has the potential to be A.

[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.