



## ***Royston Close, Lowton, WA3 2TX***

***Offers in Excess of  
£349,950***

***Stone Cross Estate Agents are delighted to present this four bedroom detached property located in the sought after area of Lowton. The estate is within walking distance from all of the amenities that Lowton Village has to offer i.e shops, schools, primary/secondary schools and a selection of bars/eateries. Also, within proximity to The East Lancashire Road (A580). Entry to the property is via a large sweeping driveway which provides off road parking for multiple vehicles. Internally the property comprises of entrance hallway, lounge, kitchen, dining room, utility room, conservatory, cloakroom and to the first floor there is a shower room and four bedrooms with the master benefitting from an ensuite. Externally to the rear is a large enclosed garden which is laid to lawn and patio with established plants. \*\*Contact us now to arrange a viewing\*\****

- ***Detached Property***
- ***Ample Off Road Parking***
- ***Front and Rear Gardens***
- ***Four Bedrooms***
- ***Three Bathrooms***
- ***NO CHAIN!***



### **Entrance Vestibule**

UPVC door to the front elevation, ceiling light point, wall mounted radiator, laminate flooring and a door to W/C.

### **W/C**

W/C and a sink unit.

### **Lounge**

15' 5" x 15' 9" (4.71m x 4.81m) UPVC double glazed window to the front elevation, stairs to the first floor, air conditioning, wall mounted radiator and a ceiling light point.

### **Dining Room**

12' 11" x 8' 5" (3.93m x 2.57m) Hard Wood double glazed sliding door to the conservatory, ceiling light point and a wall mounted radiator.

### **Conservatory**

5' 10" x 8' 5" (1.77m x 2.57m) Hard Wood windows to the rear elevation.

### **Kitchen**

9' 9" x 15' 6" (2.96m x 4.73m) UPVC double glazed window to the rear elevation, UPVC door to the garden, tiled walls, spotlights and a door to the utility.

### **Utility Room**

5' 11" x 8' 2" (1.81m x 2.48m) Housing the boiler, plumbing for washing machine, space for dryer, door to the garage and a ceiling light point.

### **First Floor**

### **Landing**

Access to loft.

### **Bedroom 1**

15' 7" x 17' 6" (4.76m x 5.34m) UPVC double glazed window to the front elevation, air conditioning, spotlights, wall mounted radiator and door to the ensuite.

### **Ensuite**

Vanity sink unit, ceiling light point, tiled walls and a heated towel radiator.

### **Bedroom 2**

8' 11" x 9' 11" (2.73m x 3.02m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

### **Bedroom 3**

12' 1" x 7' 9" (3.69m x 2.36m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.



**Bedroom 4**

8' 8" x 6' 9" (2.65m x 2.06m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

**Shower Room**

UPVC double glazed frosted window to the rear elevation, spotlights, heated towel radiator, tiled flooring and walls, W/C and a vanity sink unit.

**Outside****Front**

Driveway, Laid to Lawn.

**Rear**

Laid to Lawn, Patio Area, hot tub and Shrubbery.

**Council Tax**

C

**Tenure**

Leasehold £60.00 per annum

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

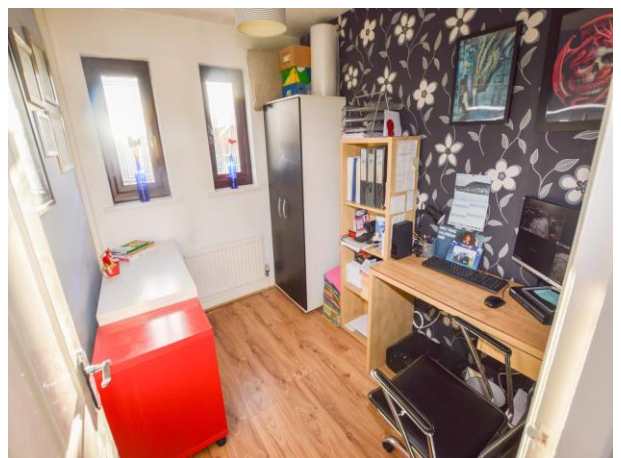
Broadband how provided? Fibre

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





Energy performance certificate (EPC)			
6 Royston Close Lowton WARRINGTON WA3 2TX	Energy rating <b>C</b>	Valid until:	15 September 2034
		Certificate number:	0310-2167-4410-2994-3145
Property type	Detached house		
Total floor area	125 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.

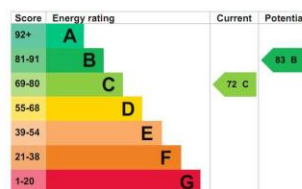
[See how to improve this property's energy efficiency.](#)

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.