



**Newton Road, Lowton, WA3 1JE**

**Offers in Excess of  
£299,950**

Stonecross Estate Agents are delighted to present to you this beautiful semi-detached character home which has the added benefit of overlooking farmland to both the front and rear, with an enclosed lawned garden to the front, along with a two car driveway and a paved patio and artificial turf lawn to the rear, with picturesque views, making it an ideal space for relaxing. Perfectly situated near local schools, amenities, and with convenient access to motorway networks and the A580 East Lancashire Road for effortless commuting, this residence offers both comfort and convenience. Step inside and you are greeted with the beauty of this fully renovated home. A entrance porch welcomes you into the property leading to the spacious lounge with a bay window looking over the scenic views with double doors leading into the modern kitchen/dining area with Quartz worktops. A downstairs cloakroom completes the ground floor. Ascend upstairs and you will find three bedrooms all with gorgeous field views. And a family bathroom with a skylight complete the first floor. Outside the front benefits from a two car driveway which then leads to an enclosed laid to lawn garden. The rear boasts a low maintenance garden with patio and artificial lawn areas overlooking stunning field views. Don't let this opportunity slip away—make this house your new home today! **\*\*Please Contact Us To Arrange A Viewing 01942 356266\*\***

- **Picturesque Views Of Farm Land To The Front And Rear**
- **Character Property**
- **Three Bedroom Semi-Detached**
- **Driveway Providing Off Road Parking For Two Cars**
- **Freehold**
- **Two Bathrooms**

### **Entrance Porch**

Via UPVC double glazed door to the front elevation, two UPVC double glazed windows to either side, ceiling light point and hardwood door leading to the lounge.

### **Lounge**

13' 9" x 12' 8" (4.19m x 3.86m) UPVC double glazed bay window to the front elevation, laminate flooring, ceiling light point, two wall light points and a wall mounted radiator.

### **Kitchen/Diner**

24' 1" x 7' 5" (7.34m x 2.26m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the side elevation, ceiling light point, spotlights, laminate flooring, wall mounted radiator, storage cupboard, fitted with a range of wooden wall and base units, with Quartz worktops to compliment, a Belfast sink, integrated double gas oven, four ring gas hob, with stainless steel and glass extractor hood above, integrated fridge freezer with space for a further fridge freezer and stairs leading to the first floor.

### **Cloakroom**

5' 5" x 4' 3" (1.65m x 1.29m) UPVC double glazed window to the rear elevation, W/C, wash hand basin, houses the boiler, laminate flooring, ceiling light point, space for washer/dryer and base unit for storage.

### **First Floor**

#### **Landing**

Two UPVC double glazed windows to the side elevation and ceiling light point.

#### **Bedroom One**

13' 9" x 11' 3" (4.19m x 3.43m) UPVC double glazed window to the front elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Two**

10' 1" x 7' 7" (3.07m x 2.31m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

#### **Bedroom Three**

6' 1" x 6' 7" (1.85m x 2.01m) UPVC double glazed window to the rear elevation, ceiling light point and wall mounted radiator.

#### **Bathroom**

7' 6" x 5' 5" (2.28m x 1.65m) UPVC double glazed skylight, spotlights, tiled walls, W/c, vanity sink unit, bath with overhead shower, wall mounted radiator and heated mirror.





## **Outside**

### **Front**

*Block paved driveway with off road parking for two cars and an enclosed laid to lawn garden over looking the field views with a path leading to the front door.*

### **Rear**

*Enclosed, patio and artificial lawn area over looking the scenic field views.*

### **Tenure**

*Freehold*

### **Council Tax Band**

*C*

### **Other Information**

*Water mains or private? Mains*

*Parking arrangements? Driveway*

*Flood risk? No*

*Coal mining issues in the area? No*

*Broadband how provided? BT/Sky*

*If there are restrictions on covenants? No*

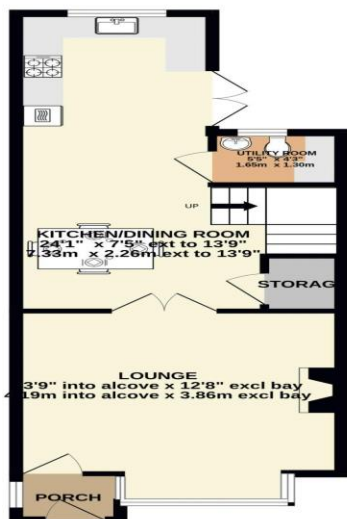
*Is the property of standard construction? Yes*

*Are there any public rights of way? No*

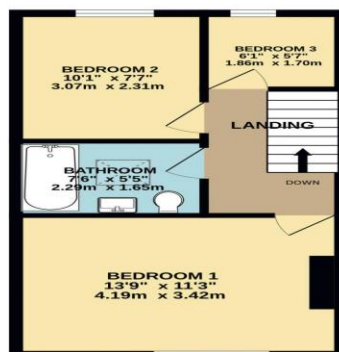
*Safety Issues? No*



GROUND FLOOR  
483 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR  
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 856 sq.ft. (79.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the above information, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropics ©2023

1/13/25, 3:17 PM

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

442, Newton Road Lowton WARRINGTON WA3 1JE	Energy rating <b>C</b>	Valid until: 28 July 2029
		Certificate number: 0569-2801-7039-9821-8385

Property type: Semi-detached house

Total floor area: 77 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.

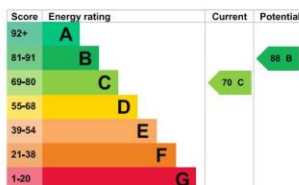
[See how to improve this property's energy efficiency.](#)

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



<https://find-energy-certificate.service.gov.uk/energy-certificate/0569-2801-7039-9821-8385?print=true>

1/4

**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.