



## ***Speedwell Close, Lowton, WA3 2GT***

***Offers Over £349,950***

***Stone Cross Estate Agents are delighted to present this four bedroom detached family home situated in a popular area of Lowton. Accommodation includes a fitted kitchen, two reception rooms, WC/cloakroom, four bedrooms, the master benefiting from an ensuite and a family bathroom. The property also has an integral garage, driveway, a delightful rear garden and is within easy reach of schools and local shops. \*\*Contact us now to arrange a viewing\*\****

- ***Four Bedrooms***
- ***Detached***
- ***Driveway***
- ***Enclosed Rear***
- ***Three Bathrooms***

**Entrance**

UPVC double glazed door to the front elevation.

**Hallway**

Stairs to the first floor, two ceiling light points and a wall mounted radiator.

**Lounge**

16' 0" x 11' 5" (4.87m x 3.48m) UPVC double glazed bay window to the front elevation, wall mounted radiator, two ceiling light points and a gas fire.

**Kitchen**

16' 4" x 9' 8" (4.97m x 2.94m) UPVC double glazed door to the rear elevation, UPVC double glazed window to the rear elevation, wall mounted radiator, two ceiling light points, integrated cooker, gas hob, plumbing for a washing machine and dishwasher, space for a dryer, sink unit with a mixer tap, breakfast bar and space for a fridge/freezer.

**Diner**

13' 0" x 9' 4" (3.96m x 2.84m) UPVC double glazed sliding doors to the rear elevation, ceiling light point and wall mounted radiator.

**W/C**

W/C, wash hand basin, wall mounted radiator and a ceiling light point.

**Upstairs****Landing****Bedroom One**

15' 4" x 11' 5" (4.67m x 3.48m) UPVC double glazed window to the front elevation, wall mounted radiator, integrated wardrobes and a ceiling light point.

**Enuite**

W/C, vanity sink unit, shower cubicle, ceiling light point, part tiled walls and a wall mounted radiator.

**Bedroom Two**

13' 0" x 9' 0" (3.96m x 2.74m) UPVC double glazed window to the rear elevation, wall mounted radiator, integrated wardrobe and a ceiling light point.

**Bedroom Three**

11' 10" x 8' 10" (3.60m x 2.69m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.





**Bedroom Four**

10' 10" x 8' 2" (3.30m x 2.49m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

**Bathroom**

UPVC double glazed window to the rear elevation, ceiling light point, part tiled walls, W/C, bath with an overhead shower, wash hand basin, part tiled walls and a wall mounted radiator.

**Outside****Front**

Driveway and laid to lawn.

**Rear**

Laid to lawn, patio area and shrubbery.

**Tenure**

Leasehold

**Council Tax**

E

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Wire

If there are restrictions on covenants? No

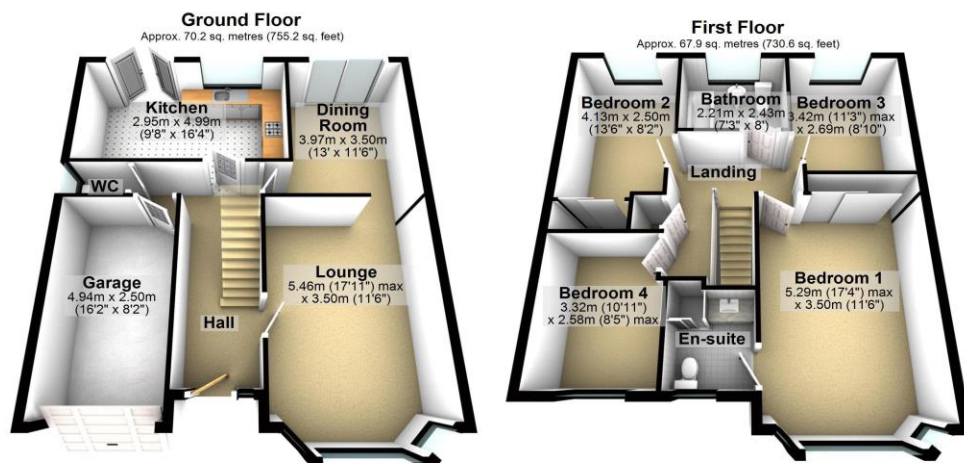
Is the property of standard construction? Yes

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.**





Total area: approx. 138.0 sq. metres (1485.9 sq. feet)

This floor plan is for illustration purposes only.  
Plan produced using PlanUp.

### Energy performance certificate (EPC)

10 Speedwell Close Lowton WARRINGTON WA3 2GT	Energy rating <b>C</b>	Valid until: 16 February 2035
		Certificate number: 2835-7822-8400-0823-6292

Property type	Detached house
Total floor area	123 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.

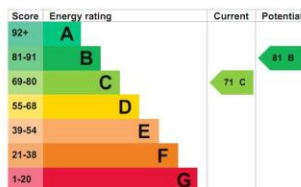
[See how to improve this property's energy efficiency.](#)

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.