



**Tarnway, Lowton, WA3 2QJ**

**Offers in Excess of  
£424,950**

Welcome to Stone Cross Estate Agents, where we are thrilled to present this exquisite Four/Five Bedroom Detached Family Home. Nestled in the charming village of Lowton St Mary's, this property offers easy access to a variety of amenities, including shops, schools, and dining establishments.

It is also conveniently situated near local bus routes and the East Lancashire Road (A580). As you step inside, you'll be greeted by a welcoming entrance hall, a spacious and inviting lounge, a well-lit and beautifully appointed kitchen, a convenient utility room, a formal dining room, and a versatile reception room that could also serve as a fifth bedroom. Plus, there's a handy downstairs cloakroom. Upstairs, the first floor features four generously-sized double bedrooms, with the master bedroom enjoying the luxury of an en-suite bathroom. A family bathroom with a three-piece suite completes the first-floor layout. Outside, a driveway leads to a double garage, providing ample off-road parking. In the rear, you'll discover an enclosed landscaped garden, and to the side the garden continues housing a shed and a coal bunker, perfect for relaxation and recreation. Don't miss out on the opportunity of making this beautiful house your new home! **\*\*Contact Us Now To Arrange A Viewing!!\*\***

- **Detached Property**
- **Four/Five Bedrooms**
- **Stunning Lounge Area**
- **Kitchen/Diner**
- **Driveway with Ample Parking**
- **Sought After Location**

### **Entrance**

Via UPVC Double Glazed Door to the Front Elevation, spotlights, laminate flooring, wall mounted radiator and oak doors leading to adjoining rooms.

### **Lounge**

16' 1" x 22' 0" (4.91m x 6.71m) UPVC Double Glazed French Doors to the Rear Elevation, two UPVC Double Glazed Windows to either Side Elevation, three Velux Skylights, two wall mounted radiators, spotlights, laminate flooring, oak doors to adjoining rooms and a feature multi fuel fire.

### **Kitchen/Breakfast Room**

20' 0" x 17' 4" (6.10m x 5.28m) UPVC Double Glazed French Doors to the Rear Elevation, UPVC Double Glazed Windows to the Rear Elevation, Velux Skylight, tiled floor, spotlights, wall mounted radiator, Belfast sink unit with swan neck hot tap, integrated dishwasher, integrated double oven, hob, extractor, breakfast bar area, quartz worktops and splash backs and recesses, ceiling light point, space for fridge/freezer, base and drawer units, under stairs storage and oak doors leading to adjoining rooms.

### **Utility Room**

7' 11" x 4' 9" (2.41m x 1.45m) UPVC Double Glazed frosted Window to the Side Elevation, wall mounted radiator, wall, base and drawer units, space for washing machine and dryer, ceiling light point, tiled floor and stainless steel sink unit with swan neck tap.

### **Dining Room**

11' 4" x 8' 11" (3.46m x 2.73m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator, ceiling light point and glazed oak double doors leading into the kitchen.

### **Reception Room/Fifth Bedroom**

9' 4" x 7' 1" (2.84m x 2.15m) UPVC Double Glazed Window to the Front Elevation, ceiling light point, wall mounted radiator, laminate flooring and could be used as a fifth bedroom.

### **Cloakroom**

6' 4" x 2' 11" (1.94m x 0.9m) UPVC Double Glazed Frosted Window to the Front Elevation, W/C, wash hand basin, ceiling light point and hand towel radiator.

### **First Floor**

### **Landing**

Ceiling light point, airing cupboard, loft access to boarded loft and oak doors to adjoining rooms.

### **Bedroom One**

9' 2" x 13' 9" (2.80m x 4.19m) UPVC Double Glazed Window to the Front Elevation, ceiling light point, wall mounted radiator, fitted wardrobes and en-suite.



**En-Suite**

6' 0" x 7' 1" (1.83m x 2.17m) Vanity sink unit, hand towel radiator, spotlights, illuminated mirror, tiled floor, part paneled walls, double shower unit with waterfall shower head and W/C.

**Bedroom Two**

9' 10" x 11' 6" (3.00m x 3.5m) UPVC Double Glazed Window to the Front Elevation, wall mounted radiator, laminate flooring and ceiling light point.

**Bedroom Three**

9' 10" x 9' 9" (2.99m x 2.97m) UPVC Double Glazed Window to the Rear Elevation, wall mounted radiator, laminate flooring and ceiling light point.

**Bedroom Four**

8' 2" x 9' 9" (2.50m x 2.97m) UPVC Double Glazed Window to the Rear Elevation, ceiling light point, wall mounted radiator, laminate flooring and fitted wardrobes.

**Bathroom**

7' 6" x 6' 6" (2.28m x 1.98m) UPVC Double Glazed Frosted Window to the Rear Elevation, vanity sink unit, W/C, hand towel radiator, ceiling light point, bath with over head shower, part tiled walls and laminate flooring.

**Outside****Front Garden**

Driveway to double garage, gravel and path to front door.

**Garage**

15' 11" x 16' 7" (4.86m x 5.06m) Double garage, UPVC Double Glazed Door to the Side Elevation, electric door, two ceiling light points, boiler and loft access to boarded loft.

**Rear Garden**

Enclosed, patio area, laid to lawn, gravel and plants and shrubs.

**Side Garden**

Gravel garden with shed and Coal bunker.

**Tenure**

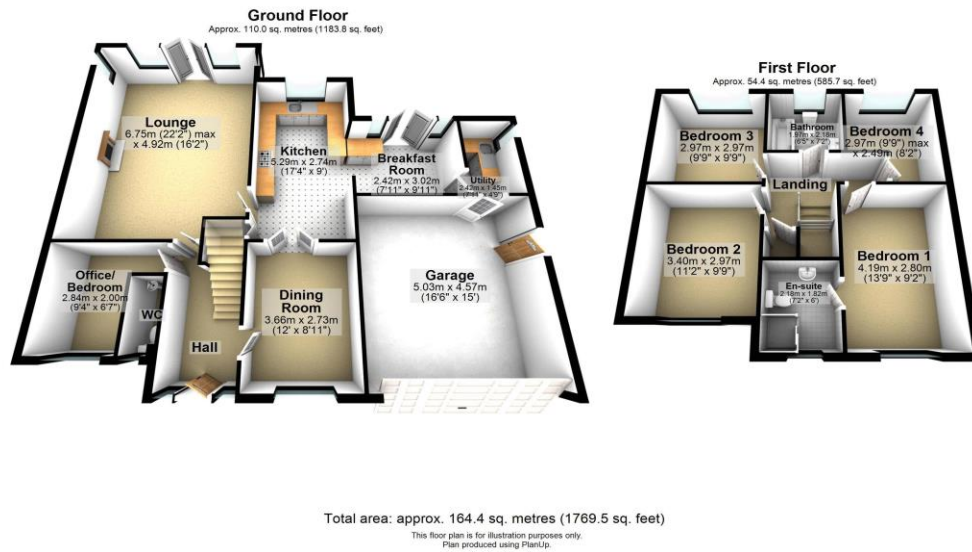
Leasehold

**Council Tax**

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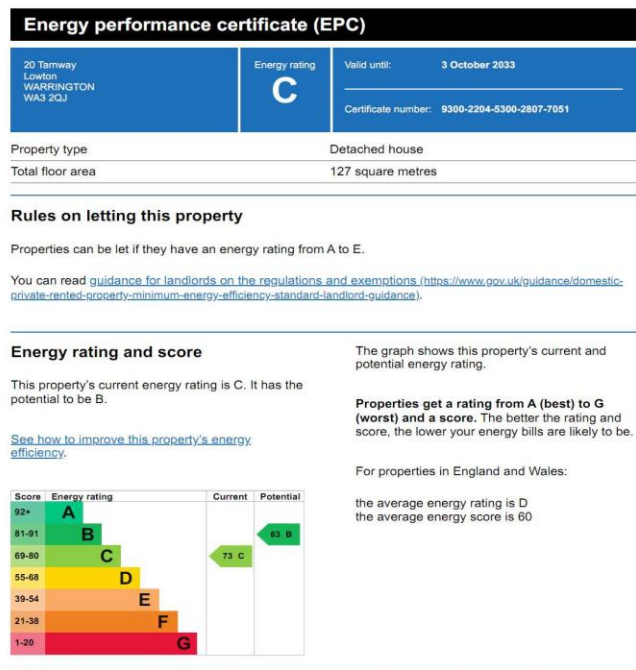
**Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents, this is the responsibility of the buyer.**





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



<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2204-5300-2807-7051?print=true>

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**Viewing of this property is strictly by appointment through Stone Cross Estate Agents.**

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