



## ***Lime Grove, Lowton, WA3 1HL***

***Offers in Excess of  
£449,950***

***Stone Cross Estate Agents are delighted to present this stunning four Bedroom Semi-Detached house in the sought-after area of Lowton. Conveniently located for local amenities and the A580, it offers seamless access to the National Motorway Network. The property features an entrance vestibule, a spacious dining room, a lounge with bifold doors opening to the rear garden, a well-appointed kitchen, utility room and a cloakroom. To the first floor you will find four bedrooms, the master benefiting from an ensuite and a family bathroom. Outside, the front offers an enclosed paved driveway with ample off-road parking, while the rear showcases a beautiful enclosed garden with a lawn, a pond, patio and stone areas ideal for entertaining. Additionally, there is a sitting area with lighting. \*\*Call us now to arrange a viewing 01942356266\*\****

- ***Four Bedrooms***
- ***Semi-Detached***
- ***Three Bathrooms***
- ***Driveway***
- ***Detached Garage***
- ***Solar Panels***

### **Entrance Vestibule**

UPVC double glazed frosted door and windows to the front elevation, wall mounted radiator and a ceiling light point.

### **Dining Area**

11' 0" x 17' 10" (3.36m x 5.44m)

UPVC double glazed window to the front elevation, two ceiling light points, two wall mounted radiators, large storage area and wooden floor.

### **Lounge**

19' 0" x 10' 6" (5.8m x 3.2m)

UPVC double glazed window to the front elevation, UPVC double glazed bifold doors to the rear elevation, two wall mounted radiators, wooden floor, log burner and two ceiling light points.

### **Orangery**

8' 10" x 14' 5" (2.7m x 4.4m)

UPVC double glazed bay window to the rear elevation, ceiling light point and two wall mounted radiators.

### **Kitchen**

13' 1" x 16' 5" (4m x 5m)

UPVC double glazed windows to the front and side elevation, spotlights, USB and power points on the kitchen island, two ceiling light points, integrated fridge, integrated freezer, integrated dishwasher, tiled floors, under floor heating, integrated combination microwave, oven and grill, wall, base and drawer units, integrated hob and extractor and a 1.5 sink unit with a Quoker swan tap.

### **Utility**

8' 10" x 7' 7" (2.7m x 2.3m)

UPVC double glazed window to the rear elevation, UPVC double glazed frosted door to the side elevation, tiled walls, ceiling light point, wall mounted radiator, wall unit housing the boiler, plumbing for a washing machine, space for a dryer and a sink unit.

### **W/C**

UPVC double glazed frosted window to the rear elevation, W/C, sink unit with a tiled splash back, tiled flooring and a wall mounted radiator.

### **Upstairs**

### **Landing**

UPVC double glazed frosted window, wall mounted radiator and a storage cupboard.





**Bedroom One**

11' 10" x 20' 0" (3.6m x 6.1m)

Two UPVC double glazed windows to the rear elevation, ceiling light point, two wall mounted radiators and integrated wardrobes.

**Ensuite**

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

**Bedroom Two**

10' 4" x 14' 5" (3.14m x 4.4m)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator and integrated wardrobes.

**Bedroom Three**

11' 2" x 11' 2" (3.4m x 3.4m)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, storage cupboard and wardrobes.

**Bedroom Four**

10' 10" x 7' 3" (3.3m x 2.2m)

UPVC double glazed window to the front elevation, two ceiling light points, wall mounted radiator and a storage cupboard.

**Bathroom**

11' 2" x 7' 7" (3.4m x 2.3m)

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

**Outside****Front**

Driveway for Ample off Road Parking.

**Rear**

Mature Shrubbery, decked with fitted lighting, a pond, paved and stoned areas.

**Tenure**

Leasehold: £9/annum

**Council Tax**

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**Other Information**

Water mains or private? Private water Main

Parking arrangements? Driveway for four vehicles

Flood risk? No

Coal mining issues in the area? Not aware of any

Broadband how provided? Sky/BT/Virgin

If there are restrictions on covenants? No

Is the property of standard construction? Standard

Are there any public rights of way? No

Safety Issues? No



***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.