



Hayes Row, Lowton, WA3 1DL

£449,999

Stone Cross Estate Agents are delighted to present this four bedroom detached house located in Lowton, St Mary's a short drive from The East Lancashire Road (A580) and The Atherleigh Way Bypass. This property comprises of entrance porch, lounge, dining room with open plan staircase, kitchen, W/C, utility room and conservatory to the ground floor and to the first floor are four bedrooms, the master benefiting from an ensuite and family bathroom. Externally to the front is a large driveway offering parking for several cars, artificial lawn and to the rear is a paved garden with borders. **Contact us now to arrange a viewing**

- ***Four Bedrooms***
- ***Detached***
- ***Three Bathrooms***
- ***Driveway***
- ***Summer House***
- ***Enclosed Rear Garden***

Entrance Porch

7' 10" x 5' 3" (2.4m x 1.6m) Via double doors, ceiling light point and windows surrounding.

Lounge

21' 7" x 14' 0" (6.58m x 4.26m) UPVC double glazed window to the front elevation, four wall light points, one ceiling light point, wall mounted radiator and a log burner.

Conservatory

9' 10" x 9' 0" (3m x 2.74m) UPVC double glazed windows and UPVC double glazed french doors to the rear elevation, UPVC double glazed sliding door to the lounge and tiled flooring.

Dining Room

14' 2" x 14' 1" (4.32m x 4.30m) UPVC double glazed window to the front elevation, ceiling light point, two wall light points, wall mounted radiator and stairs to the first floor.

Kitchen

14' 1" x 10' 0" (4.28m x 3.04m) UPVC double glazed window to the front elevation, UPVC double glazed door to the rear elevation, two ceiling light points, wall base and drawer units, range cooker, integrated freezer, extractor and part tiled walls.

Utility Room

10' 0" x 7' 1" (3.04m x 2.16m) UPVC double glazed window to the rear elevation, space for a dryer, space and plumbing for a washing machine, space for a dishwasher, part tiled walls, stainless steel sink unit with a mixer tap and space for a fridge freezer.

W/C

4' 6" x 6' 7" (1.37m x 2.01m) UPVC double glazed window to the side elevation, ceiling light point, sink unit, W/C and a wall mounted radiator.

First Floor

Landing

Loft Access, ceiling light point and a wall mounted radiator.

Master Bedroom

14' 2" x 10' 0" (4.32m x 3.04m) UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

Ensuite

10' 0" x 7' 1" (3.04m x 2.16m) UPVC double glazed frosted window to the rear elevation, tiled walls, tiled



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

Bedroom Two

14' 0" x 11' 7" (4.26m x 3.53m) Two UPVC double glazed windows to the front elevation, wall mounted radiator, ceiling light point and integrated wardrobes.

Bedroom Three

14' 1" x 8' 3" (4.30m x 2.52m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

Bedroom Four

14' 0" x 9' 8" (4.26m x 2.95m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

Bathroom

14' 1" x 9' 7" (4.30m x 2.93m) UPVC double glazed frosted window to the rear elevation, tiled walls, tiled flooring, three ceiling light points, W/C, vanity sink unit, wall base and drawer units, bath with a hand held shower and a wall mounted radiator.

Outside

Front

Artificial Lawn, Driveway and Mature Shrubbbery.

Rear

Patio Area and a summer house.

Tenure

Freehold

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? BT 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)

10 Hayes Row Lowton WARRINGTON WA3 1DL	Energy rating D	Valid until: 30 May 2033
		Certificate number: 7700-4405-1322-7173-1573
Property type		Detached house
Total floor area		164 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 D. It has the potential to be B.

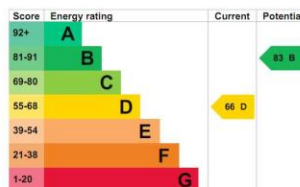
[See how to improve this property's energy efficiency.](#)

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.