

## *Hayes Row, Lowton, WA3 1DL*

*Offers in Excess of  
£399,950*

*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 boarders. \*\*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 stars 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 Shrubbery.

**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 <b>D</b>	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

Ground Floor



First Floor



Total area: approx. 184.7 sq. metres (1988.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omissions, misstatements or use of data shown.  
Plan produced using Planico.



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.

***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.

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