



**Wild Arum Close, Lowton, WA3 2GD**

**Offers in Excess of  
£399,950**

***\*\*MODERN 4 BEDROOM HOUSE SITUATED ON A POPULAR RESIDENTIAL ESTATE\*\* A well presented family home comprising of a lounge, kitchen/diner, reception room, W/C and a utility. Upstairs you will find a master bedroom boasting an en-suite, 3 further bedrooms, and a main family bathroom. Externally is a driveway for ample off road parking and an integral garage to the front and to the rear is a well maintained garden with laid to lawn, patio area, stoned areas and mature shrubbery. \*\*Contact us to arrange a viewing\*\****

- **Four Bedrooms**
- **Ample Off Road Parking**
- **Enclosed Rear Garden**
- **Detached**
- **Garage**
- **Three Bathrooms**

### **Entrance**

UPVC double glazed door to the front elevation, ceiling light point and stairs to the first floor.

### **Cloakroom**

UPVC double glazed frosted window to the front elevation, ceiling light point, W/C, wall mounted radiator, wash hand basin with a tiled splash back.

### **Reception Room**

12' 7" x 7' 6" (3.83m x 2.28m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

### **Kitchen/Diner**

16' 5" x 27' 4" (5.01m x 8.33m) Two UPVC double glazed windows to the front and rear elevation, spotlights, ceiling light point, two wall light points, three wall mounted radiators, wall base and drawer units, integrated double oven, integrated microwave, induction hob, extractor, stainless steel sink unit with a swan tap and an integrated fridge/freezer.

### **Utility room**

15' 3" x 6' 7" (4.64m x 2.01m) UPVC double glazed window to the rear elevation, UPVC double glazed door to the rear elevation, spotlights, space and plumbing for a washing machine, dishwasher and dryer, sink unit and tiled walls.

### **Upstairs**

#### **Bedroom One**

13' 6" x 12' 5" (4.11m x 3.78m) UPVC double glazed window to the front elevation, integrated wardrobes, ceiling light point, wall mounted radiator and door to ensuite.

#### **Ensuite**

UPVC double glazed frosted window to the front elevation, W/C, vanity sink unit, heated towel radiator, shower cubicle and spotlights.

#### **Bedroom Two**

11' 2" x 9' 9" (3.40m x 2.97m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

#### **Bedroom Three**

11' 2" x 7' 9" (3.40m x 2.36m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.



**Bedroom Four**

9' 4" x 7' 9" (2.84m x 2.36m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.

**Bathroom**

UPVC double glazed frosted window to the rear elevation, W/C, bath with an overhead shower, sink unit, heated towel radiator and spotlights.

**Outside****Front**

Driveway for ample off road parking and an integral garage.

**Rear**

Laid to Lawn, paved and stoned areas, summerhouse, hot & cold tap and mature shrubbery.

**Tenure**

Freehold

**Council Tax**

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**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? Cable

If there are restrictions on covenants? Yes

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.



***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.