Garton Drive, Lowton, WA3 2LH

Offers in the Region Of £375,000

*Stone Cross are delighted to bring to the market this four bedroom detached family home situated on a popular residential estate. Well presented, the property comprises of a lounge, kitchen, dining room, 2nd reception room to the ground floor, to the first floor are four bedrooms family bathroom with master bedroom benefiting from an en-suite. There is also the added benefit of double glazing throughout. Externally to the front is enclosed walled garden and driveway, to the rear there is an enclosed laid to lawn garden with a single detached garage and patio area. Lowton's local amenities and shops are located within a comfortable distance, as is the A580 East Lancs Road which gives access to both Manchester and Liverpool. **Contact us now to arrange a viewing***

- **Four Bedrooms**
- **Detached**
- **Three Reception Rooms**
- **Driveway**
- **Detached Garage**
- **Enclosed Rear Garden**

Entrance Hallway
Via a UPVC double glazed front door, wall mounted radiator, ceiling light point and stairs to first floor.

Lounge
14' 6" x 11' 5" (4.41m x 3.49m) UPVC double glazed bow window to the front elevation, open coal effect gas fire incorporated in a marble fire surround, wall mounted radiator and a ceiling light point.

Reception Room
14' 8" x 9' 7" (4.47m x 2.92m) Two UPVC double glazed french doors to the rear elevation, under stairs storage, wall mounted radiator and ceiling light point.

Dining Room
10' 6" x 8' 11" (3.2m x 2.71m) UPVC double glazed bow window to the front elevation, wall mounted radiator and ceiling light point.

Kitchen
15' 2" x 10' 5" (4.63m x 3.18m) UPVC double glazed door and window to the rear elevation, fitted wall, base, drawer units, tiled floor, part tiled walls, 1.5 bowl single drainer sink unit with swan tap, integrated dishwasher, washing machine, fridge and freezer and spotlights.

First Floor Landing
UPVC double glazed window to the side elevation and loft access.

Bedroom One
15' 9" x 8' 6" (4.81m x 2.6m) Two UPVC double glazed windows to the side elevation, fitted wardrobes, wall mounted radiator and a ceiling light point.

En-suite
UPVC double glazed frosted window to the side elevation, 4 piece white suite, bath, back to wall wc and sink unit, separate shower cubicle with mains shower fully tiled walls, floor, wall mounted radiator and ceiling light point.

Bedroom Two
13' 4" x 8' 5" (4.07m x 2.56m) UPVC double glazed window to the front elevation, wall mounted radiator and a ceiling light point.

Bedroom Three
8' 5" x 7' 9" (2.57m x 2.35m) UPVC double glazed window to the rear elevation, wall mounted radiator and ceiling light point.

Bedroom Four

8' 8" x 5' 11" (2.63m x 1.8m) UPVC double glazed window to the front elevation, wall mounted radiator and ceiling light point.

Bathroom
UPVC double glazed frosted window to the rear elevation, 3 piece white suite, bath with mains shower, back to all wc and sink unit, fully tiled walls, floor, and heated towel rail.

Outside

Front
Enclosed walled laid to lawn garden with driveway parking.

Rear
Enclosed laid to lawn garden with patio area and single detached garage.

Tenure

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? TBC 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

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.

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).

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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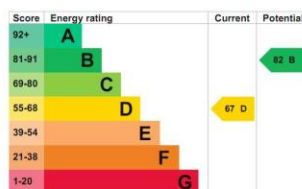
Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

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.