



Newton Road, Lowton, WA3 1NU

£599,950

Stone Cross Estate Agents are delighted to present this three bedroomed detached house, on a good sized plot, nestled in the sought-after area of Newton Road, Lowton. Extensively renovated in circa 2000 'Highlea' is presented in good decorative order throughout, but also offers a fantastic opportunity to greatly add value by adding a further 2 en-suite bedrooms (subject to planning). Perfectly situated near local schools, amenities, and with convenient access to motorway networks and the A580 East Lancashire Road for effortless commuting, this residence offers both comfort and convenience. Step inside the home to find a welcoming entrance hall, a cosy lounge, a further reception/dining room/additional bedroom, a well-equipped kitchen/Family/dining area, a shower room/WC and a charming orangery, all on the ground floor. Upstairs: Master bedroom with double aspect windows offering views over open fields, complete with fully fitted wardrobes and drawers. Good sized second bedroom, and a further bedroom currently used as a study with fully fitted office furniture. Family bathroom with a three-piece suite. Outside: Large well-maintained front garden and driveway providing ample off-road parking. The rear unveils a south facing garden, laid-to-lawn with a large patio area and a large detached garage with workshop. Don't let this opportunity slip away—make this house your new home today!

****Please Contact Us To Arrange A Viewing ** NO CHAIN****

- Three Bedrooms
- Detached
- Driveway
- Front and Rear Gardens
- Detached Garage
- Two Bathrooms

Entrance Hallway

Composite double glazed front door leading into the large hallway with traditional style staircase, wall mounted radiator and a ceiling light point.

Lounge

13' 10" x 11' 8" (4.22m x 3.55m)

UPVC double glazed window to the front elevation, wall mounted radiator, ceiling light point, three wall light points and a fire place.

Dining/Reception Room/Bedroom

10' 2" x 14' 2" (3.11m x 4.31m)

UPVC double glazed window to the front elevation, fire place, ceiling light point, wall light point and a wall mounted radiator.

Open Plan Kitchen/Dining/Family Room

10' 8" x 9' 7" (3.26m x 2.93m)

UPVC double glazed window to the side elevation, ceiling light point, wall, base and drawer units, integrated hob and extractor, integrated oven, integrated dishwasher, integrated washing machine, integrated fridge/freezer and an integrated microwave. Built in Gas central heating boiler.

Dining Area

10' 5" x 23' 2" (3.18m x 7.06m)

Two UPVC double glazed windows to the rear elevation, UPVC double glazed French doors to the rear patio, UPVC double glazed window into the hallway, two ceiling light points, wall light point and two wall mounted radiators.

Orangery

11' 3" x 11' 7" (3.43m x 3.52m)

Three UPVC double glazed windows to the rear elevation, two wall mounted radiators, ceiling light point, wall light point and a Velux window.

Shower Room

Part tiled walls, spotlights, heated towel radiator, W/C, shower cubicle and a vanity sink unit.

Upstairs

Feature staircase leading to:

Landing

UPVC double glazed window to the front elevation and a ceiling light point.



Bedroom One

13' 10" x 12' 0" (4.22m x 3.66m)

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



Bedroom Two

11' 3" x 14' 2" (3.44m x 4.31m)

Two UPVC double glazed windows to the front and rear elevation, integrated wardrobes and drawer units, wall mounted radiator and a ceiling light point.

Bedroom Three/Study

9' 7" x 9' 7" (2.92m x 2.93m)

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

Bathroom

UPVC double glazed frosted window to the rear elevation, part tiled walls, wall mounted radiator, ceiling light point, bath with an overhead shower and a sink unit. Separate W/C: UPVC double glazed frosted window to the rear elevation, ceiling light point and a W/C.



Outside

Front

Large Front lawn and mature shrubbery. Driveway leading to the rear.

Rear

South facing rear garden with open views across farmland. Laid to lawn with mature shrubs, patio area and a large detached garage with workshop to rear.

Tenure

Freehold.

Council Tax

F



Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? TBC

Broadband how provided? BT, Fibre

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.





Energy performance certificate (EPC)		
379 Newton Road Lowton WARRINGTON WA3 1NU	Energy rating D	Valid until: 26 November 2033
		Certificate number: 9350-2609-5390-2627-4285
Property type	Detached house	
Total floor area	150 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 C.

[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



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.

Stone Cross Estate Agents LTD

sales@stonecrossea.co.uk