



Brambling Way, Lowton, WA3 2GS

**Offers in Excess of
£374,950**

OFFERED WITH NO ONWARD CHAIN Looking for a spacious and comfortable family home? Look no further than this stunning 4 bedroom property located on Brambling Way in Lowton! The ground floor boasts an entrance hallway, W/C, living room, perfect for family gatherings or entertaining guests, a conservatory and an office/bedroom. The modern kitchen/diner features plenty of counter space, making meal preparation a breeze. Upstairs, you'll find a family bathroom and four generously sized bedrooms, the master bedroom benefiting from a spacious en-suite bathroom. Outside, the property benefits from a private garden with plenty of space for outdoor activities and relaxation. Located in the highly sought-after area of Lowton, this home is within easy reach of local amenities, schools, and transport links. Don't miss out on the opportunity to make this stunning property your new family home with separate living and dining rooms. Contact us today to schedule a viewing!

- Four/Five Bedrooms
- Detached
- Three Bathrooms
- NO ONWARD CHAIN
- Two Reception Rooms
- Ample Off Road Parking

Entrance Hallway

Via Composite front door, laminate flooring, wall mounted radiator, spotlights, stairs to the first floor and built in under stairs storage.

W/C

W/C, vanity sink unit with a mixer tap, heated towel radiator, part tiled walls, laminate flooring and spotlights.

Kitchen/Diner

8' 6" x 29' 9" (2.58m x 9.08m)

UPVC double glazed bay window to the front elevation, UPVC double glazed french doors to the rear elevation, wall base and drawer units, sink unit with a swan tap, under floor heating, tiled flooring, part tiled walls, spotlights, wall mounted radiator, integrated fridge/freezer, integrated dishwasher, integrated washing machine, induction hob and extractor, and cooker.

Lounge

15' 8" x 12' 0" (4.78m x 3.66m)

UPVC double glazed french doors to the conservatory, ceiling light point, laminate flooring, wall mounted radiator and an electric fire and mantle.

Conservatory

11' 4" x 11' 9" (3.45m x 3.58m)

UPVC double glazed window to the side elevation, tiled roof, velux window, french doors to the side elevation, spotlights, laminate flooring and a wall mounted radiator.

Office/Bedroom

8' 1" x 16' 2" (2.46m x 4.92m) UPVC double glazed window to the front elevation, laminate flooring, two ceiling light points, storage for the boiler and a wall mounted radiator.

Upstairs

Bedroom One

12' 5" x 11' 10" (3.79m x 3.6m)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, integrated wardrobes and laminate flooring.

Ensuite/Wet Room

9' 4" x 7' 7" (2.84m x 2.32m)

Fully fitted Wet Room with a UPVC double glazed frosted window to the front elevation, spotlights, W/C, over head shower, wash hand basin with a mixer tap, tiled floors and tiled walls, heated towel radiator and under floor heating.



Bedroom Two

13' 9" x 8' 4" (4.18m x 2.53m)

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



Bedroom Three

8' 3" x 12' 0" (2.52m x 3.67m)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator and laminate flooring.

Bedroom Four

7' 3" x 9' 11" (2.22m x 3.01m)

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



Bathroom

6' 0" x 7' 5" (1.83m x 2.26m)

UPVC double glazed frosted window to the side elevation, spotlights, W/C, bath, vanity sink unit with a mixer tap, tiled floors and tiled walls, heated towel radiator and under floor heating.

Outside

Front

Block paved driveway.

Rear

Enclosed rear garden with laid to lawn, patio and decked areas, a shed installed with electricity points and borders.

Tenure

Freehold

Council Tax

D

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

Broadband how provided? BT Fibre Broadband

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)			
49 Brambling Way Lowton WARRINGTON WA3 2GS	Energy rating C	Valid until:	27 April 2035
		Certificate number:	2059-3049-7204-9195-6200
Property type		Detached house	
Total floor area		115 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 C. 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.

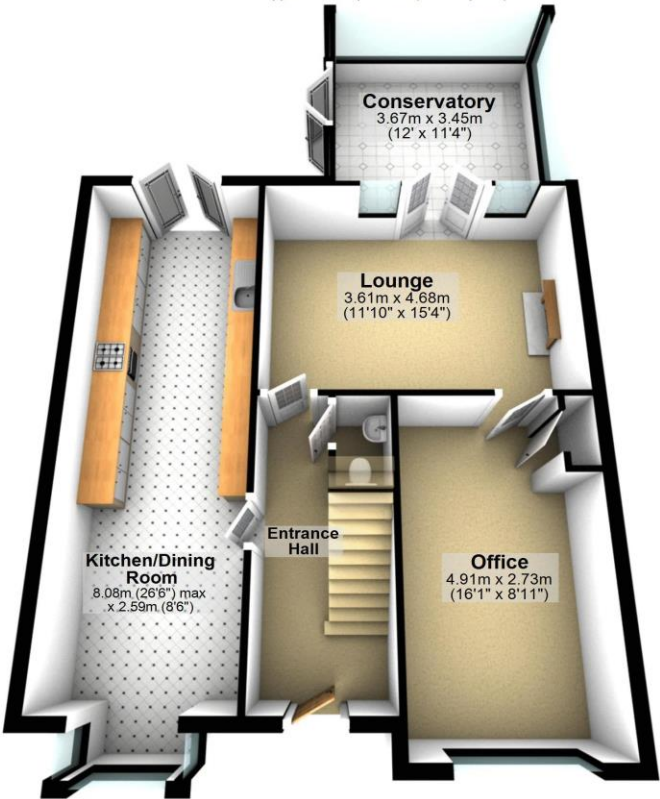
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Ground Floor

Approx. 74.5 sq. metres (802.3 sq. feet)



First Floor

Approx. 52.8 sq. metres (568.7 sq. feet)



Total area: approx. 127.4 sq. metres (1371.0 sq. feet)



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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

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