



## Heath Lane, Lowton, WA3 1HR

*Offers in Excess of  
£600,000*

*\*\*\*\*SEMI RURAL LOCATION\*\*\*\* A unique detached property which overlooks farmland to the front, the property is in immaculate condition and an internal viewing is highly recommend to appreciate its features. In further detail the property comprises of :- entrance hallway, downstairs cloakroom, lounge, dining room, kitchen, utility room, 4 generous bedrooms, master bedroom with ensuite, gas central heating, double glazed, gardens to the front and rear with attached garage, larger than average driveway. \*\*Contact us now to arrange a viewing\*\**

- Five Bedrooms
- Detached
- Three Bathrooms
- Double Garage
- Driveway for Ample Off Road Parking
- Enclosed Rear Garden

### **Entrance Hallway**

UPVC double glazed door to the front elevation, two ceiling light points, laminate flooring, wall mounted radiator and stairs to the first floor.

### **W/C**

UPVC double glazed frosted window to the front elevation, ceiling light point, laminate flooring, W/C, sink unit and a heated towel radiator.

### **Lounge**

19' 0" x 11' 11" (5.8m x 3.63m)

UPVC double glazed window to the front elevation, ceiling light point, wall mounted radiator, fire and mantle and four wall light points.

### **Dining Room**

18' 1" x 8' 6" (5.51m x 2.58m)

UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, laminate flooring, ceiling light point, three wall light points and a wall mounted radiator.

### **Kitchen**

19' 2" x 14' 10" (5.85m x 4.53m)

Double glazed bi-folding doors to the rear elevation, wall base and drawer units, kitchen island, integrated microwave and extractor, integrated wine cooler, integrated double oven, grill and plate warmer, integrated dishwasher, tiled flooring, spotlights and two velux windows.

### **Utility Room**

UPVC double glazed frosted window to the side elevation, wall units, sink unit with a mixer tap, space for washing machine, space for dryer, wall mounted radiator and spotlights.

### **Double Garage**

14' 11" x 14' 9" (4.54m x 4.5m)

Electric door, housing the boiler (6 years old).

### **Upstairs**

#### **Bedroom One**

15' 3" x 14' 9" (4.66m x 4.5m)

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

#### **Ensuite**

UPVC double glazed frosted window to the rear elevation, W/C, two vanity sink units, part tiled walls, ceiling light point, shower cubicle and a heated towel radiator.





**Bedroom Two**

13' 5" x 12' 4" (4.09m x 3.75m)

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

**Bedroom Three**

14' 1" x 12' 4" (4.3m x 3.75m)

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

**Bedroom Four**

11' 5" x 11' 1" (3.49m x 3.38m)

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

**Bedroom Five**

8' 8" x 8' 4" (2.63m x 2.55m)

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

**Bathroom**

UPVC double glazed frosted window to the rear elevation, W/C, vanity sink unit, tiled walls, tiled flooring, ceiling light point, bath with an overhead shower and a heated towel radiator.

**Outside****Front**

Driveway for Ample off road parking leading to double garage and laid to lawn.

**Rear**

Mature Shrubbery, Patio area, Laid to Lawn and a shed.

**Tenure**

Freehold.

**Council Tax**

F

**Other Information**

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? TBC

Coal mining issues in the area? No

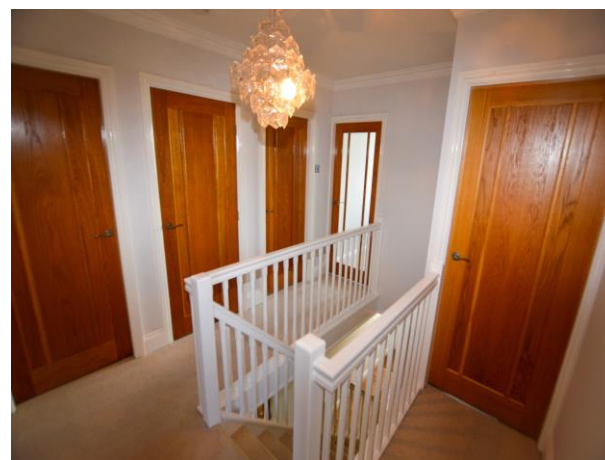
Broadband how provided? TBC

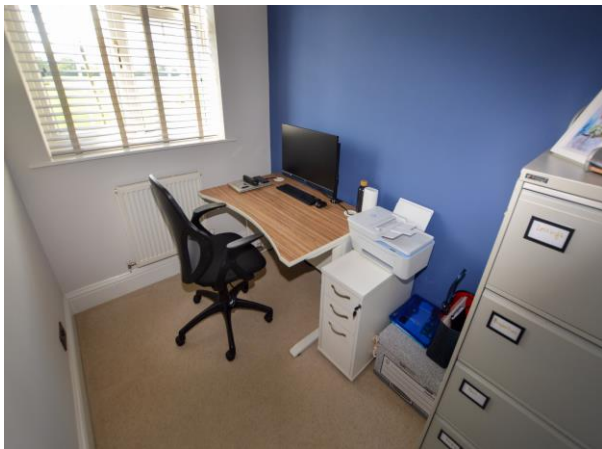
If there are restrictions on covenants? Yes

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No









Energy performance certificate (EPC)			
57, Heath Lane Lowton WARRINGTON WA3 1HR	Energy rating  <b>D</b>	Valid until:	19 August 2025
		Certificate number:	9498-3008-6257-5705-5934
Property type		Detached house	
Total floor area		155 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.

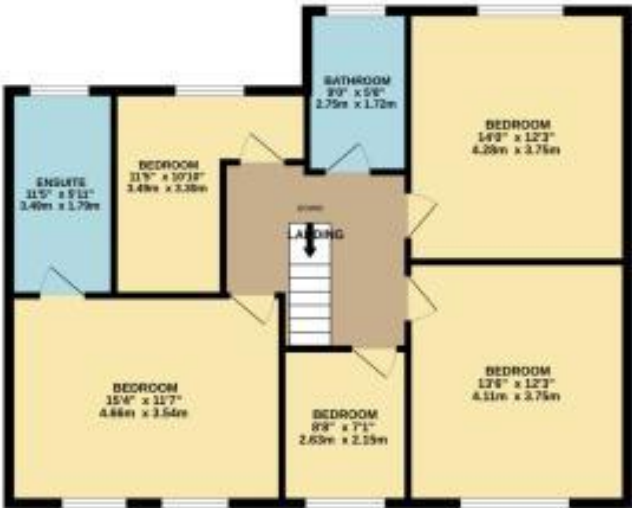
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with: Mapbox ©2025



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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