



Southacre Drive, Lowton, WA3 2DX

*Offers in the Region Of
£374,950*

*Stone Cross Estate Agents proudly present the exquisite "Nightingale," a stunning Four Bedroom Detached Family Home situated on the sought-after Wainhomes Heathfields Estate in Lowton. Nestled in this charming village, just two miles from Leigh and conveniently positioned for easy access to Wigan and Manchester, this residence offers both tranquility and connectivity. The ground floor features an inviting entrance hall, a spacious lounge, an open-plan kitchen/diner, and a convenient cloakroom. Ascend the stairs to discover four bedrooms, with one enjoying a three-piece ensuite, and a stylish three-piece suite in the main family bathroom. Outside, the front garden is adorned with bushes, a path leading to the front door, and a driveway leading to the garage, providing ample off-road parking. The rear boasts an enclosed, low-maintenance garden with lush lawn and inviting patio areas. Experience the epitome of family living in this exceptional home. ****Please Contact Us To Arrange A Viewing*****

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

Entrance Hallway

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

W/C

UPVC double glazed frosted window to the front elevation, W/C, sink unit with a tiled splash back, laminate flooring, wall mounted radiator and a ceiling light point.

Kitchen/Diner

21' 7" x 12' 6" (6.57m x 3.81m)

UPVC double glazed door to the rear elevation, two UPVC double glazed windows to the front and rear elevation, quartz kitchen work tops, laminate flooring, under stairs storage, spotlights, wall mounted radiator, kitchen island, wall base and drawer units, stainless steel sink unit with a mixer tap, integrated oven, hob and extractor, housing the boiler, integrated washing machine, integrated dishwasher and an integrated fridge/freezer.

Lounge

21' 7" x 11' 7" (6.57m x 3.53m)

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

Upstairs

Bedroom One

11' 8" x 11' 7" (3.55m x 3.53m)

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

Ensuite

10' 0" x 4' 2" (3.05m x 1.27m)

UPVC double glazed frosted window to the front elevation, spotlights, heated towel radiator, tiled flooring, storage cupboard, part tiled walls, shower cubicle, W/C and a sink unit.

Bedroom Two

9' 3" x 11' 7" (2.82m x 3.53m)

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

Bedroom Three

9' 8" x 9' 3" (2.94m x 2.82m)

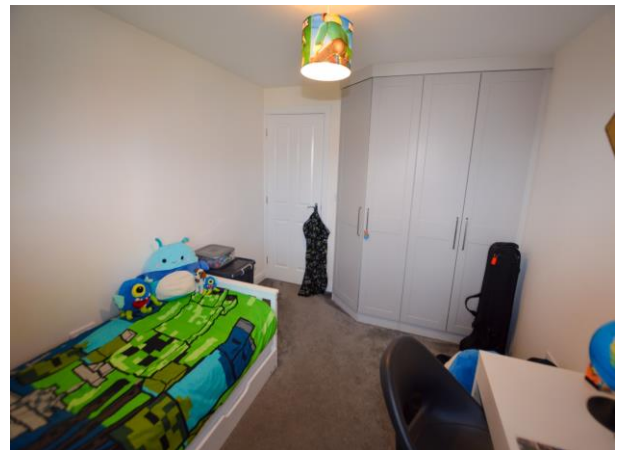
UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.



Bedroom Four

9' 8" x 7' 11" (2.94m x 2.41m)

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

**Bathroom**

6' 10" x 6' 2" (2.08m x 1.88m)

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

**Outside****Front**

Driveway for ample off road parking (3+ cars), shrubbery and a detached garage.

Rear

Laid to lawn, patio area and borders with shrubbery.

Tenure**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? 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.







Energy performance certificate (EPC)

10, SOUTHACRE DRIVE
LOWTON
GREATER MANCHESTER
WIGAN
WA3 2DX

Energy rating
B

Valid until: 4 September 2032

Certificate number: 5400-4458-0932-0002-3123

Property type

Detached house

Total floor area

107 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 B. It has the potential to be A.

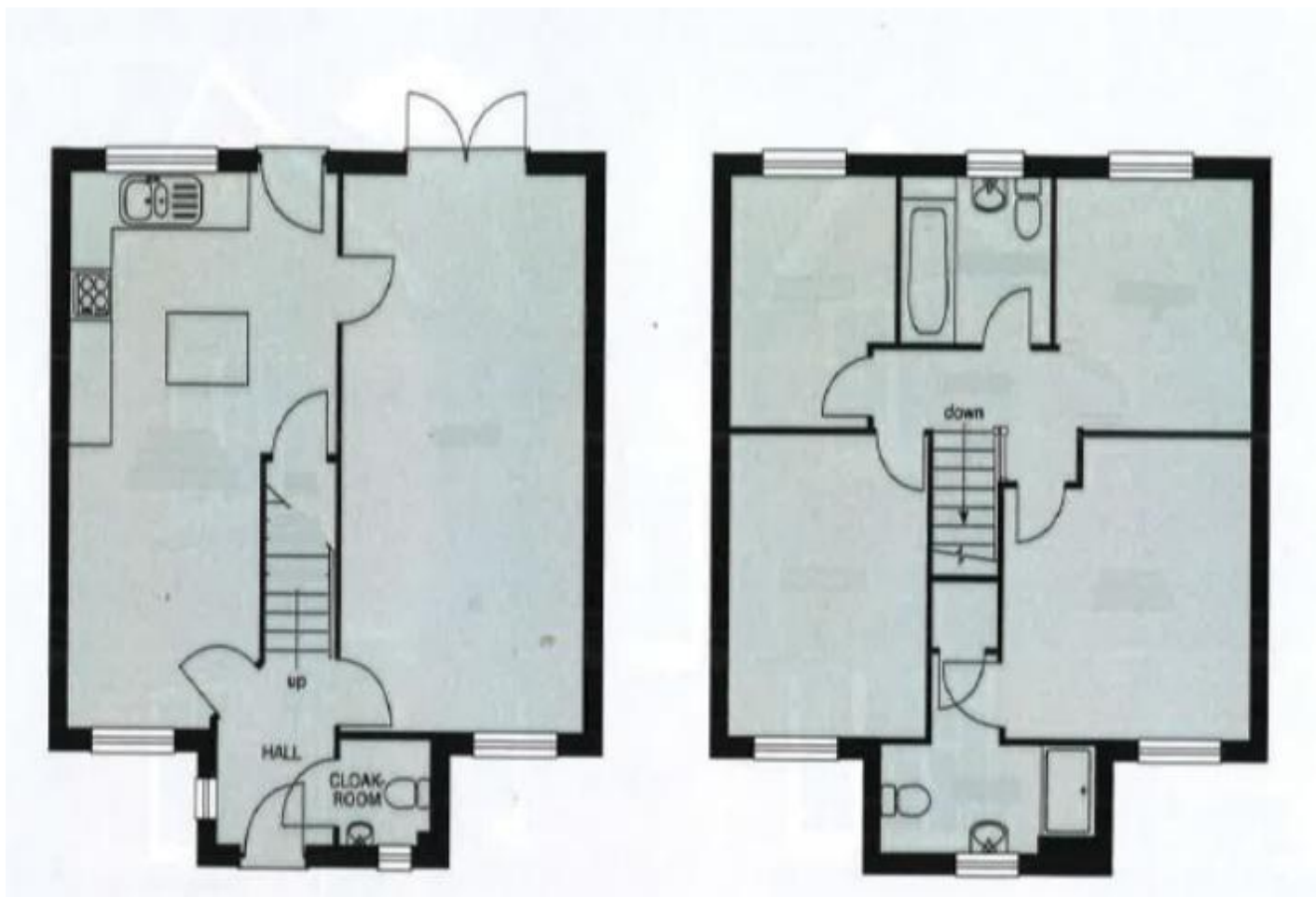
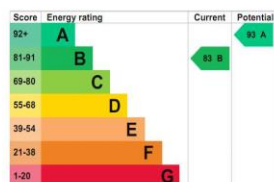
See [how to improve this property's energy efficiency](#).

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





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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.

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