



## *Thompson Farm Meadow, Lowton, WA3 2UJ*

*Offers in Excess of  
£424,950*

*Stone Cross Estate Agents are thrilled to present this stunning 2 year old 4-bedroom detached property, situated on the highly sought-after Bloor Homes Estate within the charming village of Lowton. The property benefits from the remainder of the 10 year NHBC warranty. Ideally located, Lowton is just two miles from Leigh, seven miles south of Wigan, and 11 miles west of Manchester city centre. With direct access to the A580 East Lancashire Road, the property offers convenient connections to both Manchester and Liverpool, and the motorway network is just a short drive away. Public transport is well-served, with buses to Manchester, Wigan, Leigh, and Newton-le-Willows, as well as the nearby Newton-le-Willows railway station. The ground floor boasts a beautiful lounge, an open-plan kitchen/diner, a W/C, and a utility room. Upstairs, you'll find four generously sized bedrooms, including one with an ensuite, as well as a modern family bathroom. Outside, the property features a detached garage, laid to lawn, and patio areas. The front of the house includes a double driveway, attractive shrubbery, and picturesque views of a natural pond teeming with wildlife and carp. This exceptional property perfectly combines modern living with a peaceful, village setting—truly a must-see. \*\*\*CONTACT US NOW TO ARRANGE A VIEWING\*\*\**

- Four Bedrooms Detached
- Pond View
- Three Bathrooms with quality fittings
- Driveway with Detached Garage
- No Onward Chain
- Enclosed Sunny Rear Garden

### **Entrance Hallway**

Composite door to the front elevation, ceiling light point, wall mounted radiator, Amtico laminate flooring, stairs to the first floor, storage cupboard and door to the W/C.



### **W/C**

W/C, wash hand basin with a mixer tap, heated towel radiator, Amtico laminate flooring, part tiled walls and a ceiling light point.

### **Utility room**

7' 2" x 5' 3" (2.18m x 1.60m) Base units, housing gas boiler, ceiling light point, extractor, wall mounted radiator and Amtico laminate flooring.



### **Kitchen/Diner**

14' 6" x 20' 3" (4.41m x 6.18m) UPVC double glazed windows to the front and side elevation, UPVC double glazed French doors to the side elevation, Amtico laminate flooring, two ceiling light points, spotlights, two wall mounted radiator, integrated Neff fridge/freezer, integrated Neff dishwasher, integrated AEG oven, high level AEG induction hob and extractor, granite worktops, white gloss handleless units with concealed under cupboard lighting and a 1.5 stainless steel sink unit with a swan tap.



### **Double Aspect Lounge**

11' 5" x 20' 3" (3.47m x 6.18m) Two UPVC double glazed windows to the front and side elevation with pond views, two ceiling light points and a wall mounted radiator.

### **Upstairs**

### **Landing**

Ceiling light point, loft access and a storage cupboard.



### **Bedroom One**

11' 8" x 8' 7" (3.55m x 2.62m) UPVC double glazed window to the side elevation, ceiling light point, mirrored smoked glass integrated wardrobes, wall mounted radiator and a door to the ensuite.



### **Ensuite**

UPVC double glazed frosted window to the rear elevation, spotlight, Roca vanity sink unit with a mixer tap, W/C, double shower unit, part tiled walls and tiled flooring.



### **Bedroom Two**

10' 10" x 10' 10" (3.29m x 3.31m) UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator and fitted mirrored wardrobes.

### **Bedroom Three**

11' 1" x 9' 3" (3.38m x 2.83m) UPVC double glazed windows to the front and side elevation, ceiling light point, wall mounted radiator and fitted mirrored wardrobes.

### **Bedroom Four**

8' 5" x 9' 2" (2.57m x 2.79m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.



### **Bathroom**

UPVC double glazed frosted window to the front elevation, spotlight, Roca vanity sink unit with a mixer tap, W/C, double shower unit, bath with a handheld shower, part tiled walls and tiled flooring.



### **Outside**

### **Front**

Driveway, Detached garage with motorized door, electric charging point and Shrubbery.

### **Rear**

Laid to Lawn and patio area.

### **Tenure**

Freehold

### **Council Tax**







Energy performance certificate (EPC)		
66 Thompson Farm Meadow LOWTON WARRINGTON WA3 2UJ	Energy rating <b>B</b>	Valid until: 31 March 2032
		Certificate number: 0390-3439-4040-2702-4301
Property type	Detached house	
Total floor area	120 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





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

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