



## *Newton Road, Lowton, WA3 1PB*

*Offers in Excess of  
£799,995*

*Stone Cross Estate Agents proudly present an exceptional, bespoke three/four-bedroom detached dorma bungalow—meticulously maintained and truly one of a kind—perfectly situated on the highly sought-after Newton Road in Lowton. This stunning residence seamlessly blends timeless elegance with spacious, versatile living, making it an ideal haven for families and commuters alike. Boasting an enviable location close to renowned schools, local amenities, and excellent transport connections via the A580 East Lancashire Road and nearby motorway networks, this home offers the perfect balance of comfort and connectivity. Step inside to a grand and inviting entrance hallway that flows effortlessly into a bright, airy lounge. The generously proportioned kitchen/reception room and separate dining area create an ideal setting for entertaining guests or enjoying cherished family moments. The ground floor also features two generously sized bedrooms and a sleek, modern family bathroom. Ascend to the private first-floor master suite, a true sanctuary complete with a stylish ensuite and a dedicated dressing room—your personal retreat for relaxation and luxury. Outside, the property impresses with a beautifully maintained front garden, a lush lawn, and a driveway offering ample off-road parking. The enclosed rear garden boasts an open-aspect view, providing the perfect backdrop for peaceful afternoons or lively summer gatherings. This is a rare opportunity to acquire a truly remarkable family home in a prime location. Don't miss out—contact Stone Cross Estate Agents today to arrange your exclusive viewing!*

- Three Bedrooms
- Detached
- Semi-Rural
- Driveway
- Two Bathrooms
- Enclosed Rear Garden



### **Entrance Hallway**

Elegant entrance hallway featuring marble tiled flooring with a bespoke round inset design, a handcrafted chandelier from Dubai, and double composite front doors. Includes under-stair cloakroom and storage, glass panel staircase with oak balustrade, wall-mounted radiator, and integrated lighting throughout—including stairway and ceiling feature lights. Triple bifold doors lead to a second lounge, with the option to leave the space open or closed.

### **Lounge/Bedroom**

16' 1" x 12' 3" (4.89m x 3.74m)

Bright and stylish lounge featuring two UPVC double-glazed windows to the front and side elevation, solid wooden flooring, a 5kW multi-fuel log burner set in a handmade solid sandstone fireplace, designer radiators, chandelier and wall lighting, plus bifold doors opening to the hallway.

### **Dining Room**

15' 9" x 11' 1" (4.81m x 3.37m)

Elegant rear room with UPVC double French doors to the garden, porcelain tiled flooring, designer radiator, bespoke wall lighting, and chandelier.

### **Kitchen/Reception**

15' 1" x 30' 8" (4.61m x 9.34m)

Spacious kitchen-lounge with vaulted ceiling, underfloor heating (heated by gas boiler), and porcelain tiled flooring. Features a large Brazilian granite island with chamfered edges (8ft x 6ft) with seating for 8, full slab of granite for island alone, deep drawers, and storage cupboards. Includes UPVC bifold doors to the garden, integrated double oven, microwave, gas hob, American-style fridge freezer, butler's ceramic sink with swan-neck spray tap, and built-in laundry cupboard. Illuminated by Velux skylights, spotlights, and task lighting, with multiple power and USB points throughout.

### **Bedroom Two**

13' 4" x 12' 4" (4.07m x 3.76m)

Bright room with UPVC bay window, full-length side window to the front elevation, chandelier, ceiling light point and a designer radiator.

### **Bedroom Three**

12' 3" x 10' 4" (3.73m x 3.16m)

Room with UPVC French doors to the garden, full-length frosted window to the rear elevation, ceiling light point and designer radiator.

### **Bathroom**

Luxurious bathroom featuring a large walk-in shower, Includes a granite countertop with double river stone sinks, under-sink storage, floor-to-ceiling heated towel rail, UPVC frosted window, tiled walls, marble and spot lighting.

### **Upstairs**

#### **Landing/Office**

9' 7" x 9' 11" (2.93m x 3.02m)

Bright room with large panoramic window offering uninterrupted countryside views, bespoke ceiling lighting, spotlights, and a wall-mounted radiator—ideal as a study or additional room.

#### **Bedroom One**

15' 5" x 13' 5" (4.71m x 4.09m)

Master Bedroom with large rear-facing window overlooking fields, spotlights, ceiling light point, wall-mounted radiator and eaves storage.



### **Dressing Room**

15' 9" x 0' 0" (4.8m x 0m)

Well-lit dressing area with bespoke lighting, wall-mounted radiator, boiler housing, multiple hanging rails, shoe storage, drawers and under-eaves storage.

### **Ensuite**

12' 6" x 7' 11" (3.80m x 2.42m)

Private bathroom with a UPVC double glazed rear window, featuring a large walk-in shower, integrated bath with a freestanding tap with shower head attachment, and countryside views. W/C, heated towel radiator, vanity sink unit, tiled walls and spotlights.

### **Outside**

#### **Front**

Double-gated, spacious lawn, and a driveway offering ample off-road parking. Front and side elevations feature stylish printed concrete, complemented by convenient exterior sockets and picturesque views.

#### **Rear**

Not overlooked, south-facing enclosed garden with CCTV, rear sockets and lighting, composite decking, Indian stone patio, and gated access to both sides.

#### **Extras**

Combi boiler Security system with cameras front and rear Alarm system Pressed concrete driveway front and sides Composite decking to rear Indian stone patio Fixed gazebo Higher than normal ceilings Kingspan insulation throughout Room for 7 cars more if necessary Double gates Walled front garden Designer Walnut doors throughout

#### **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? Sky 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)			
457a Newton Road Lowton WARRINGTON WA3 1PB	Energy rating <b>C</b>	Valid until:	4 June 2035
		Certificate number:	0051-3051-7206-4065-2200
Property type		Detached house	
Total floor area		173 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 C.

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

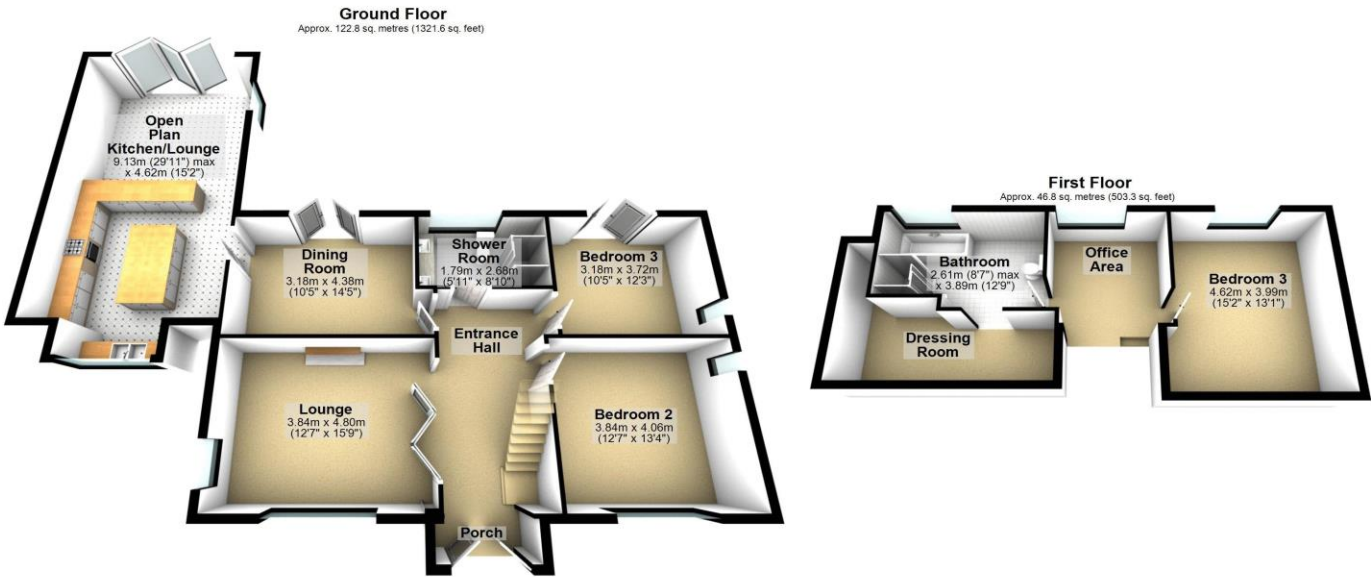
The graph shows this property's current and potential energy rating.

**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.

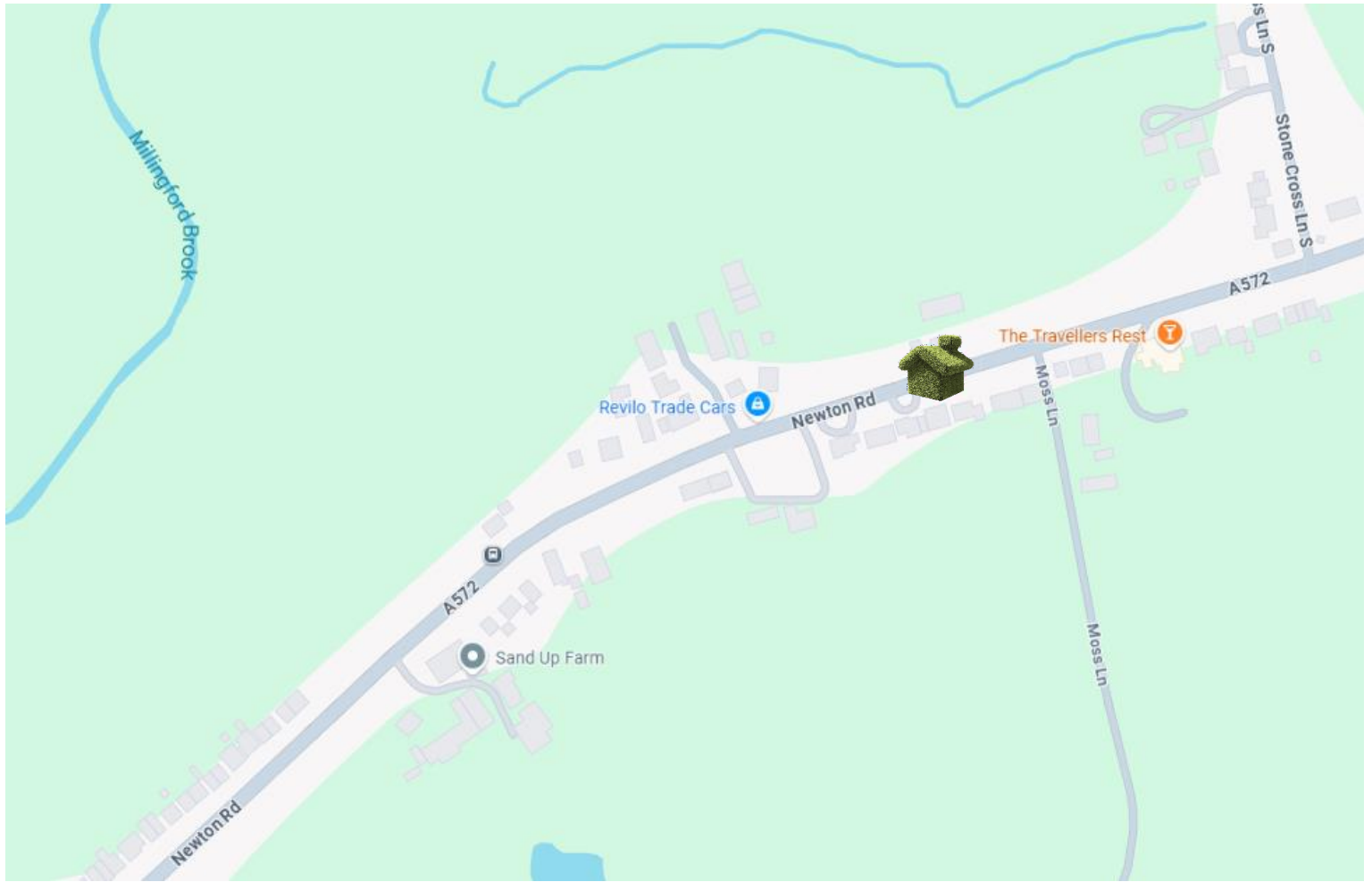
For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 169.5 sq. metres (1825.0 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.

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