



Stirrups Meadow, Lowton, WA3 2SS

***Offers in Excess of
£259,950***

*Located on the popular Wainhomes Heathfields Estate is this SPACIOUS THREE BEDROOM SEMI DETACHED HOUSE "THE TREVITHICK" which offers plenty of room for all the family. Situated in a popular residential area of Lowton, a delightful village with good transport links to Leigh, Wigan, Warrington, Manchester and Liverpool. The A580 East Lancashire Road and the motorway network are just a short distance away. The nearest railway station is Newton-le-Willows on the Chester to Manchester Line and Liverpool to Manchester Line. The ground floor comprises of entrance hallway, cloakroom, lounge and kitchen/diner with french doors leading to the garden. To the first floor there is a family bathroom and three bedrooms with the master bedroom benefitting from an en-suite shower room. Externally to the front there is a laid to lawn garden with driveway providing off road parking and to the rear is an enclosed garden which is laid to lawn with paved patio area. ***DONT MISS OUT ON THIS BEAUTIFUL PROPERTY. CONTACT US NOW TO ARRANGE A VIEWING 01942 356266****

- Three Bedrooms
- Semi-Detached
- Three Bathrooms
- Driveway Providing Off Road Parking
- No Chain
- Enclosed Rear Garden

Entrance Hall

Via UPVC composite door into hallway, wall mounted radiator, ceiling light point, door to WC door to lounge and stairs to first floor.

Lounge

14' 11" x 12' 6" (4.54m x 3.808m)

UPVC double glazed window to front elevation, wall mounted radiator, ceiling light point and under stairs storage cupboard.

Kitchen/Diner

15' 9" x 9' 10" (4.81m x 2.995m)

UPVC double glazed window to rear elevation, UPVC double glazed french doors to rear elevation, wall mounted radiator, 2 ceiling light points and laminate wood flooring. There are a range of wall, base and drawer units, worktop upstands, stainless steel 1.5 bowl sink unit, integrated Zanussi oven, Zanussi gas hob, extractor hood, integrated fridge freezer and plumbing for washing machine. Also houses the boiler(Ideal).

Cloakroom

UPVC double glazed frosted window to front elevation, wall mounted radiator, ceiling light point, laminate wood flooring, part tiled walls, WC and wash hand basin.

First Floor

Landing

UPVC double glazed window to the side elevation, ceiling light point, wall mounted radiator and loft access.

Bedroom One

10' 2" x 9' 11" (3.104m x 3.022m)

UPVC double glazed window to front elevation, fitted wardrobes, wall mounted radiator, ceiling light point and door to en-suite.

En-suite

UPVC double glazed frosted window to front elevation, ceiling light point, part tiled walls, shower cubicle, hand towel radiator, WC and wash hand basin.

Bedroom Two

9' 5" x 8' 3" (2.865m x 2.527m)

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

Bedroom Three

9' 1" x 6' 1" (2.767m x 1.852m)

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



Bathroom

Heated towel radiator, ceiling light point, part tiled walls, bath with overhead shower, WC and Sink Unit.

Outside

Front

Driveway for off road parking and area laid to lawn.

Rear

Enclosed garden with area laid to lawn, paved patio area and gate access to the front.

Tenure

Council Tax

Other Information

Water mains or private?

Parking arrangements?

Flood risk?

Coal mining issues in the area?

Broadband how provided?

If there are restrictions on covenants?

Is the property of standard construction?

Are there any public rights of way?

Safety Issues?

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)

45, STIRRUPS MEADOW
LOWTON
WARRINGTON
WA3 2SS

Energy rating
B

Valid until: 8 February 2031

Certificate number: 6139-1432-7000-0441-1206

Property type

Semi-detached house

Total floor area

76 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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