



**Rosedale Avenue, Lowton, WA3 2RW**

**Offers in Excess of  
£525,000**

*Stone Cross Estate Agents are thrilled to present this exceptional four/five bedroom detached home, ideally positioned on a highly sought-after estate in Lowton. This beautifully presented property offers generous and versatile living space throughout. The ground floor boasts a W/C, a spacious lounge, a thoughtfully designed kitchen, a bright and airy dining room, and an additional bedroom/reception room—perfect for a home office, playroom, or snug. Upstairs, you'll find four well-proportioned bedrooms, including a master suite complete with a private ensuite, alongside a modern family bathroom. Outside, the home continues to impress with a large driveway providing ample off-road parking, access to the garage, and mature shrubbery adding a sense of privacy. The rear garden is fully enclosed and features a well-maintained lawn, paved seating areas, and established planting—ideal for relaxing or entertaining. Located just a short walk from the bustling amenities of Lowton and Golborne villages, you'll have convenient access to shops, well-regarded primary and secondary schools, and a selection of bars and eateries. Commuters will also appreciate the excellent transport links, with the East Lancashire Road (A580) and the M6 motorway both within easy reach. This stunning family home is not to be missed—contact us today to arrange your viewing!*

- Four Bedrooms
- Detached
- Enclosed Rear Garden
- Driveway
- Two Bathrooms
- Three Reception Rooms



### **Entrance Hallway**

6' 7" x 16' 1" (2m x 4.9m)

Composite door to the front elevation, laminate flooring, ceiling light point, stairs to the first floor and a wall mounted radiator.



### **W/C**

UPVC double glazed frosted window to the rear elevation, W/C, wash handbasin, tiled flooring, part tiled walls, wall mounted radiator and a ceiling light point.

### **Lounge**

17' 3" x 12' 5" (5.26m x 3.79m)

UPVC double glazed french doors to the rear elevation, UPVC double glazed window to the front elevation, laminate flooring, two ceiling light points, two wall light points, two wall mounted radiators and an electric fire.



### **Dining Room**

12' 2" x 9' 10" (3.7m x 3m)

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

### **Kitchen**

16' 5" x 14' 3" (5m x 4.34m)

UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation, composite door to the side elevation, two wall mounted radiators, kitchen island, wall base and drawer units, spotlights, NEFF hi Level double oven, integrated fridge/freezer, plumbing for a washing machine, integrated NEFF dishwasher, sink unit with a swan tap, part tiled walls, tiled flooring and a NEFF hob.



### **Reception Room**

7' 10" x 7' 10" (2.4m x 2.38m)

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

### **Upstairs**

#### **Landing**

UPVC double glazed window to the front elevation, loft access which is part boarded, ceiling light point and a storage cupboard.

#### **Bedroom One**

18' 1" x 13' 1" (5.5m x 4m)

UPVC double glazed window to the front elevation, UPVC double glazed window to the rear elevation, ceiling light point, fitted wardrobes and two wall mounted radiators.

#### **Bedroom Two**

8' 9" x 14' 3" (2.67m x 4.34m)

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



### **Ensuite**

7' 10" x 6' 6" (2.38m x 1.99m)

UPVC double glazed frosted window to the rear elevation, W/C, double shower cubicle, tiled flooring, tiled walls, wash hand basin with a mixer tap, wall mounted radiator and spotlights.

### **Bedroom Three**

11' 5" x 7' 1" (3.47m x 2.16m)

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

### **Bedroom Four**

7' 10" x 11' 2" (2.38m x 3.41m)

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

### **Bathroom**

8' 1" x 7' 1" (2.47m x 2.16m)

UPVC double glazed frosted window to the side elevation, corner bath, W/C, wash hand basin, wall mounted radiator, tiled walls and spotlights.

### **Outside**

#### **Front**

Driveway for ample off road parking, mature shrubbery for privacy and access to the garage.

#### **Garage**

Up and over door, power and lighting and loft access.

#### **Rear**

Enclosed rear garden, laid to lawn, paved areas and mature shrubbery.

### **Council Tax**

F

### **Tenure**

Freehold

### **Other Information**

Water mains or private? Mains

Parking arrangements? Driveway and a Garage

Flood risk? No Coal mining issues in the area? No

Broadband how provided? BRISK

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)

28 Rosedale Avenue  
Lowton  
WARRINGTON  
WA3 2RW

Energy rating  
**C**

Valid until: 29 January 2035

Certificate number: 1335-1229-6400-0801-6226

Property type

Detached house

Total floor area

164 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 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

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

76 C

83 B

Ground Floor

Approx. 70.3 sq. metres

Dining Room  
3.70m max x 2.96m

Office  
2.39m x 2.37m

Living Room  
5.26m x 3.79m

Kitchen  
5.02m x 4.34m

Hallway  
2.00m x 4.89m

Toilet  
1.35m x 1.41m

First Floor

Approx. 70.8 sq. metres

Bedroom  
3.47m x 2.16m

Bedroom  
2.38m x 3.41m

En-suite  
2.38m x 1.99m

Master Bedroom  
5.48m x 3.96m

Bedroom  
2.67m x 4.34m

Bathroom  
2.47m x 2.16m

Hall  
2.51m x 3.41m

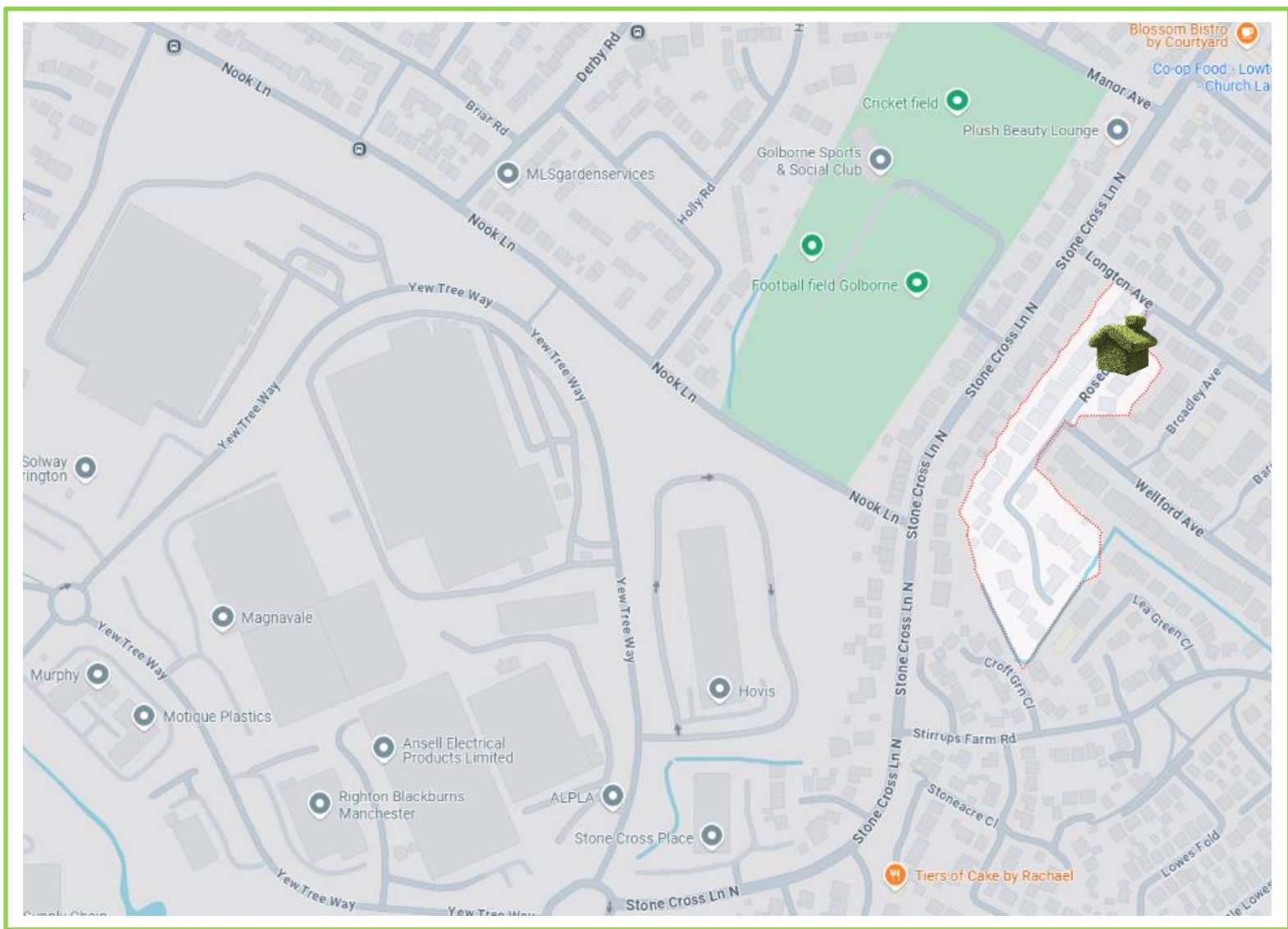
Storage

Total area: approx. 141.1 sq. metres

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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.

Plan produced using PlanUp





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

[sales@stonecrossea.co.uk](mailto:sales@stonecrossea.co.uk)