



Royston Close, Lowton, WA3 2TX

***Offers in Excess of
£324,950***

Stone Cross Estate Agents are delighted to present this four bedroom detached property located in the sought after area of Lowton. The estate is within walking distance from all of the amenities that Lowton Village has to offer i.e shops, schools, primary/secondary schools and a selection of bars/eateries. Also, within proximity to The East Lancashire Road (A580). Entry to the property is via a large sweeping driveway which provides off road parking for multiple vehicles. Internally the property comprises of entrance hallway, lounge, kitchen, dining room, utility room, conservatory, cloakroom and to the first floor there is a shower room and four bedrooms with the master benefitting from an ensuite. Externally to the rear is a large enclosed garden which is laid to lawn and patio with established plants. **Contact us now to arrange a viewing**

- ***Detached Property***
- ***Ample Off Road Parking***
- ***Front and Rear Gardens***
- ***Four Bedrooms***
- ***Three Bathrooms***
- ***NO CHAIN!***

Entrance Vestibule

UPVC door to the front elevation, ceiling light point, wall mounted radiator, laminate flooring and a door to W/C.

W/C

W/C and a sink unit.

Lounge

15' 5" x 15' 9" (4.71m x 4.81m) UPVC double glazed window to the front elevation, stairs to the first floor, air conditioning, wall mounted radiator and a ceiling light point.

Dining Room

12' 11" x 8' 5" (3.93m x 2.57m) Hard Wood double glazed sliding door to the conservatory, ceiling light point and a wall mounted radiator.

Conservatory

5' 10" x 8' 5" (1.77m x 2.57m) Hard Wood windows to the rear elevation.

Kitchen

9' 9" x 15' 6" (2.96m x 4.73m) UPVC double glazed window to the rear elevation, UPVC door to the garden, tiled walls, spotlights and a door to the utility.

Utility Room

5' 11" x 8' 2" (1.81m x 2.48m) Housing the boiler, plumbing for washing machine, space for dryer, door to the garage and a ceiling light point.

First Floor

Landing

Access to loft.

Bedroom 1

15' 7" x 17' 6" (4.76m x 5.34m) UPVC double glazed window to the front elevation, air conditioning, spotlights, wall mounted radiator and door to the ensuite.

Ensuite

Vanity sink unit, ceiling light point, tiled walls and a heated towel radiator.

Bedroom 2

8' 11" x 9' 11" (2.73m x 3.02m) UPVC double glazed window to the rear elevation, wall mounted radiator and a ceiling light point.

Bedroom 3

12' 1" x 7' 9" (3.69m x 2.36m) UPVC double glazed window to the rear elevation, ceiling light point and a wall mounted radiator.



Bedroom 4

8' 8" x 6' 9" (2.65m x 2.06m) UPVC double glazed window to the front elevation, ceiling light point and a wall mounted radiator.

Shower Room

UPVC double glazed frosted window to the rear elevation, spotlights, heated towel radiator, tiled flooring and walls, W/C and a vanity sink unit.

Outside**Front**

Driveway, Laid to Lawn.

Rear

Laid to Lawn, Patio Area, hot tub and Shrubbery.

Council Tax

C

Tenure

Leasehold £60.00 per annum

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? No

Coal mining issues in the area? No

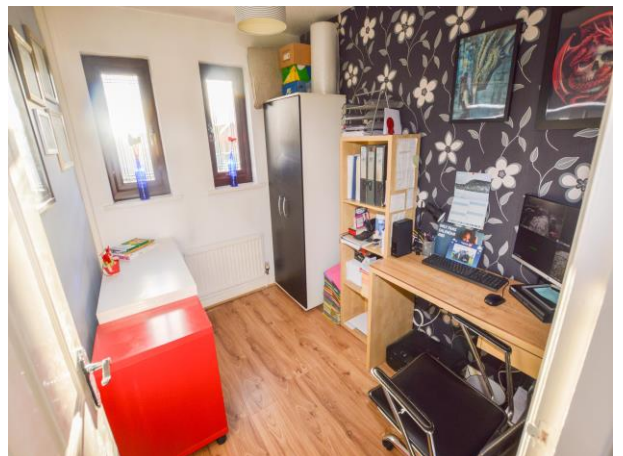
Broadband how provided? Fibre

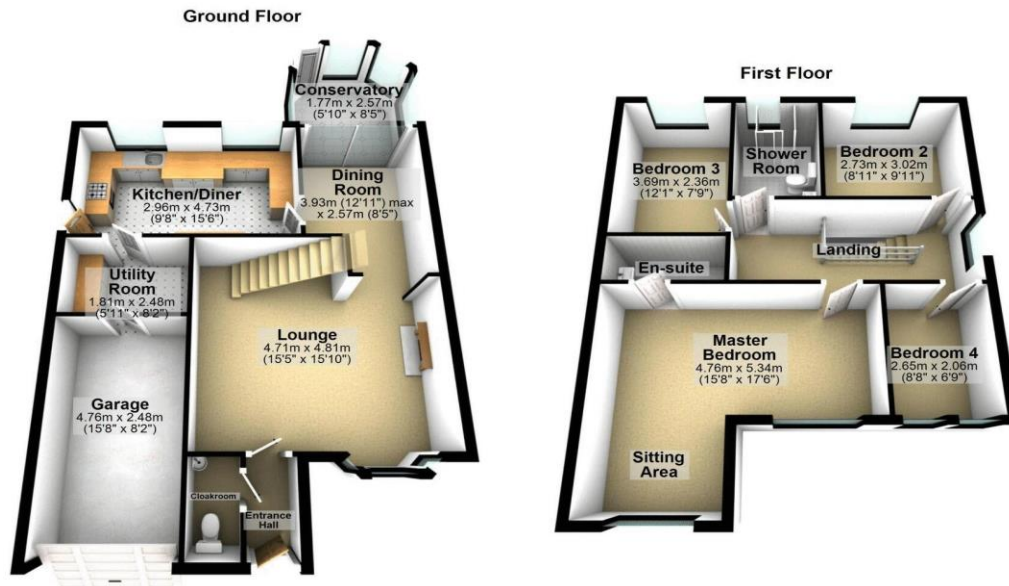
If there are restrictions on covenants? No

Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No





Total area: approx. 135.1 sq. metres (1454.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only, and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. Plan produced using PlanUp.

Energy performance certificate (EPC)			
8 Royston Close Lowton WARRINGTON WA3 2TX	Energy rating C	Valid until:	15 September 2034
		Certificate number:	0310-2167-4410-2994-3145
Property type		Detached house	
Total floor area		125 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.

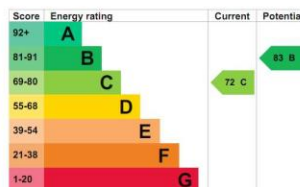
[See how to improve this property's energy efficiency.](#)

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



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.