



## *Stirrups Meadow, Lowton WA3 2SS*

*Offers in Excess of  
£349,950*

*Located on the popular Wainhomes Heathfields Estate is this IMPRESSIVE FOUR BEDROOM DETACHED HOUSE "THE NELSON" which is a bright and airy home with space to entertain friends and 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. This house offers flexible family living. The ground floor comprises of entrance hallway, cloakroom, lounge and a kitchen/diner to the ground floor. To the first floor there is a family bathroom and four 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 leading to the garage and to the rear is an enclosed laid to lawn garden with a patio area. \*\*\*DONT MISS OUT ON THIS BEAUTIFUL PROPERTY. CONTACT US NOW TO ARRANGE A VIEWING\*\*\**

- Four Bedrooms
- Detached
- Three Bathrooms
- Driveway
- Garage
- Enclosed Rear Garden

### **Entrance Hallway**

Via Composite door to the side elevation, ceiling light point, wall mounted radiator and laminate flooring.

### **W/C**

UPVC double glazed frosted window to the front elevation, ceiling light point, W/C, wall mounted radiator, tiled flooring and a wash hand basin with a tiled splash back.

### **Lounge**

15' 0" x 10' 9" (4.57m x 3.27m)

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



### **Kitchen/Diner**

19' 5" x 11' 8" (5.91m x 3.55m)

UPVC double glazed patio doors to the rear elevation, UPVC double glazed window to the rear elevation, two ceiling light points, laminate flooring, wall mounted radiator, stairs to the first floor, wall base and drawer units, integrated fridge/freezer, washing machine and dishwasher, double oven AEG and hob, stainless steel sink unit with a mixer tap and housing the boiler.



### **Upstairs**

#### **First Floor Landing**

Loft access, wall mounted radiator and a ceiling light point.

#### **Bedroom One**

12' 5" x 10' 6" (3.78m x 3.20m)

UPVC double glazed window to the rear elevation, ceiling light point, wall mounted radiator, fitted wardrobes and door to the ensuite.

#### **Ensuite**

UPVC double glazed frosted window to the side elevation, W/C, wash hand basin with a mixer tap, part tiled walls, tiled flooring, shower cubicle and a heated towel radiator.



#### **Bedroom Two**

11' 3" x 8' 7" (3.43m x 2.61m)

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

#### **Bedroom Three**

12' 3" x 8' 3" (3.73m x 2.51m)

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





#### **Bedroom Four**

9' 7" x 8' 2" (2.92m x 2.49m)

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

#### **Bathroom**

6' 2" x 6' 1" (1.88m x 1.85m) UPVC double glazed frosted window to the side elevation, tiled flooring, part tiled walls, wash hand basin, W/C, bath with an overhead shower, ceiling light point and a heated towel radiator.

#### **Outside**

##### **Front**

Driveway, access to the garage and laid to lawn.

##### **Garage**

18' 1" x 8' 2" (5.51m x 2.49m)

##### **Rear**

Patio Area and Laid to Lawn.

#### **Tenure**

Freehold

Service Charge: £12.00/annum

#### **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?

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)		
4, Stimups Meadow Lowton Warrington WA3 2SS	Energy rating <b>B</b>	Valid until: 2 October 2030
		Certificate number: 9300-3057-2000-2100-0061
Property type	Detached house	
Total floor area	95 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.](#)

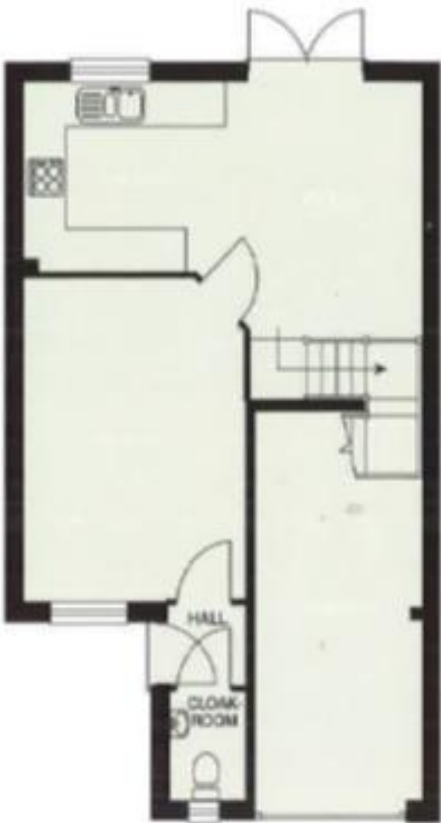


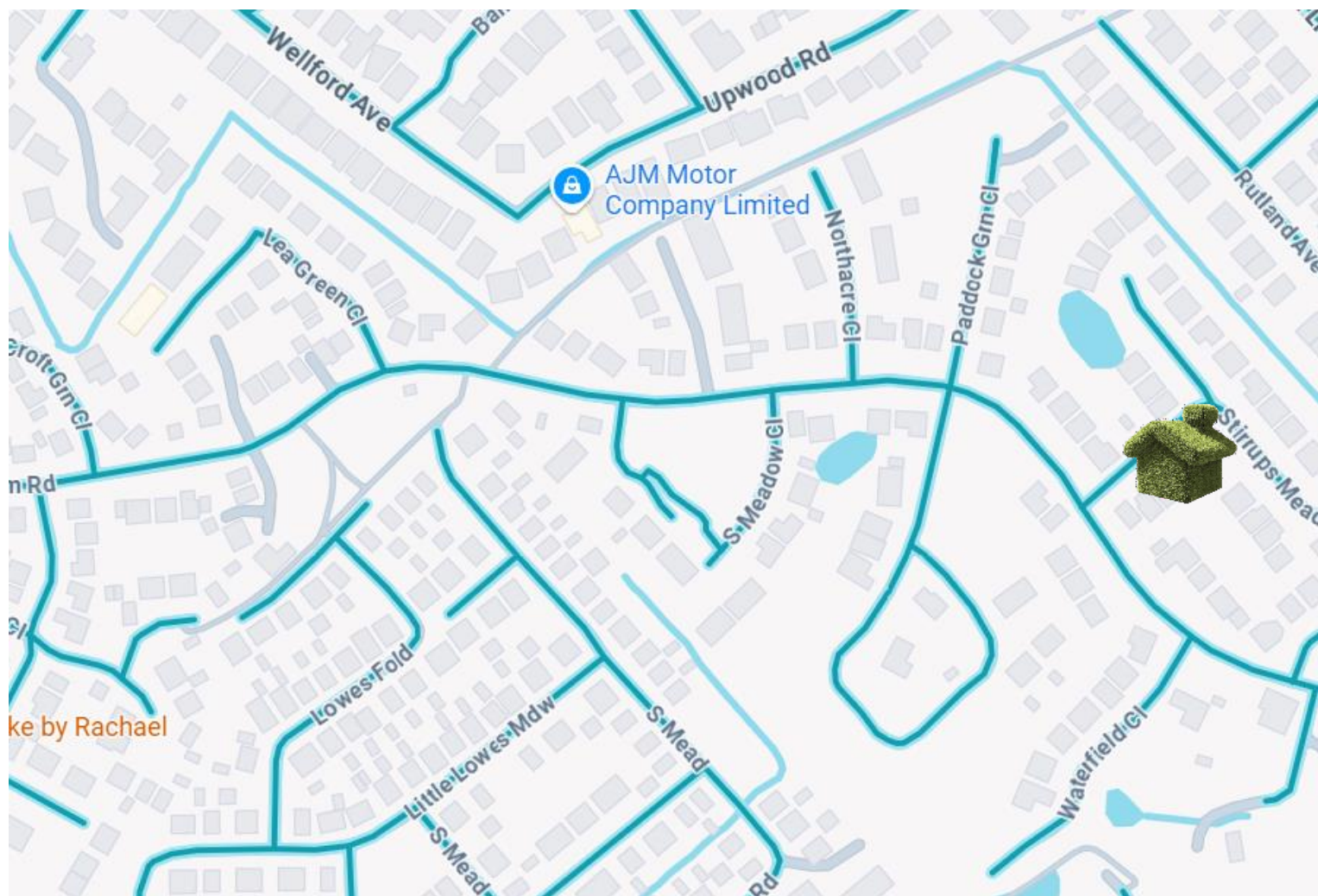
The graph shows this property's current and potential energy rating.

**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

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