



Plover Way, Lowton, WA3 2GB

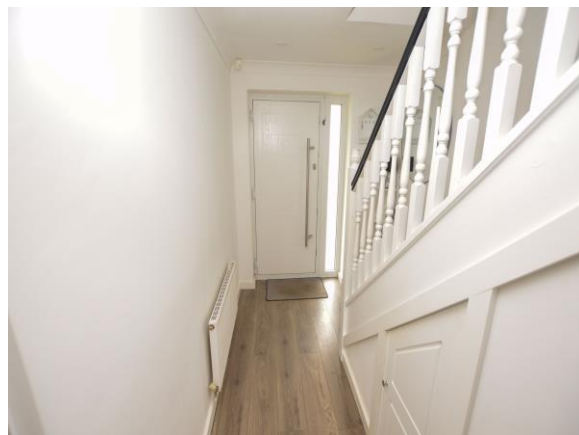
*Offers in Excess of
£374,950*

Modern 4-Bedroom Home in a Sought-After Residential Development This family home offers spacious and versatile living throughout. The ground floor features a bright lounge, a kitchen, a separate dining room, and a convenient utility room. Upstairs, the master bedroom benefits from a private en-suite, accompanied by three further well-proportioned bedrooms and a contemporary family bathroom. Externally, the property boasts ample off-road parking via a private driveway, along with two integral garages. To the rear, enjoy a generously sized garden. Get in touch today to arrange your viewing!

- Four Bedrooms
- Detached
- Two Garages
- Enclosed Rear Garden
- Driveway

Entrance Hallway

Laminate flooring, spotlights, stairs to the first floor, under stairs storage and a wall mounted radiator.



Dining Room

9' 2" x 12' 6" (2.8m x 3.8m)

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

Kitchen

9' 2" x 11' 2" (2.8m x 3.4m)

UPVC double glazed window to the rear elevation, wall base and drawer units, 1.5 sink unit, wall mounted radiator, ceiling light point, space for a dishwasher, integrated oven, hob and extractor and part tiled walls.

Utility room

Composite frosted door to the side elevation, ceiling light point, part tiled walls, wall mounted radiator, plumbing for a washing machine and space for a fridge/freezer.



Lounge

14' 5" x 13' 9" (4.4m x 4.2m)

UPVC double glazed french doors to the rear elevation, two UPVC double glazed windows to the rear elevation, two ceiling light points, laminate flooring and a wall mounted radiator.

Upstairs

Landing

Loft access, wall mounted radiator, spotlights and a storage cupboard.

Bedroom One

10' 6" x 12' 6" (3.2m x 3.8m)

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



Ensuite

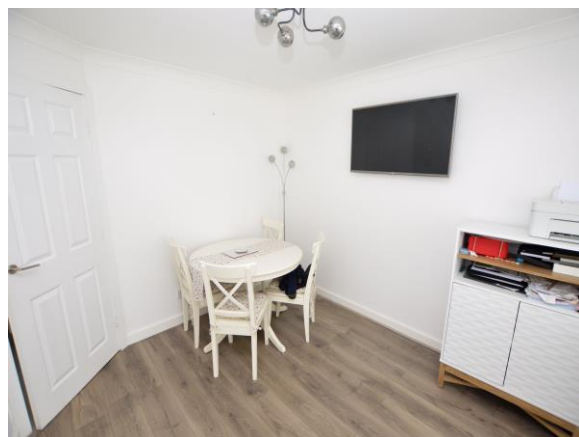
8' 2" x 4' 3" (2.5m x 1.3m)

UPVC double glazed frosted window to the front elevation, sink unit, W/C, shower cubicle, heated towel radiators and tiled walls and flooring.

Bedroom Two

8' 6" x 12' 6" (2.6m x 3.8m)

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



Bedroom Three

8' 2" x 9' 10" (2.5m x 3m)

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

Bedroom Four

9' 2" x 6' 11" (2.8m x 2.1m)

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

Bathroom

6' 7" x 8' 6" (2m x 2.6m)

UPVC double glazed frosted window to the side elevation, bath, tiled flooring, part tiled walls, W/C, sink unit, wall mounted radiator and spotlights.

Outside**Front****Tenure****Council Tax****Other Information**

Water mains or private? Mains

Parking arrangements? Driveway and Garages

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.**









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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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