



Newton Road, Lowton, WA3 1JE

**Offers in Excess of
£424,950**

*Discover your new sanctuary at Stone Cross Estate Agents! Nestled in the sought-after area of Newton Road, Lowton, this stunning Four Bedroom Semi-Detached Family Home awaits. Perfectly situated near local schools, amenities, and with convenient access to motorway networks and the A580 East Lancashire Road for effortless commuting, this residence offers both comfort and convenience. Step inside the home to find a welcoming porch leading to entrance hall, a cozy lounge, a well-equipped kitchen/dining room, and an additional reception room and orangery all on the ground floor. To the first floor, three inviting bedrooms and a family bathroom with a three-piece suite await. The second floor promotes the master bedroom and an ensuite. Outside, a frontage featuring a driveway leading to the garage providing ample off road parking and a lush lawn sets the stage, while the rear unveils an enclosed garden with a laid-to-lawn garden. There are Open aspect views to the side of the property. Don't let this opportunity slip away—make this house your new home today! **Please Contact Us To Arrange A Viewing***

- Four Bedroom Semi-Detached
- Picturesque Open Aspect Views
- Sought After Location
- Driveway Leading to Garage
- Conservatory offering Ample living space

Entrance Hallway

Via UPVC double glazed door to the side elevation, UPVC double glazed window to the front elevation, meter cupboard, stairs to first floor, wall mounted radiator, tiled flooring and two ceiling light points.

Lounge

12' 0" x 12' 6" (3.65m x 3.8m)

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

Reception Room

10' 11" x 12' 6" (3.33m x 3.8m)

Three wall light points, wall mounted radiator, ceiling light point and wood flooring.

Orangery

8' 11" x 8' 1" (2.72m x 2.46m)

UPVC double glazed windows to surround, ceiling light point, wood flooring and a wall mounted radiator.

Kitchen

15' 9" x 11' 7" (4.81m x 3.53m)

UPVC double glazed french doors to the rear elevation, UPVC double glazed window to the rear elevation, ceiling light point, spotlights, tiled flooring, wall mounted radiator, door to the garage, part tiled walls, wall base and drawer units, hot point hi level oven, plumbing for a washing machine, integrated dishwasher and an integrated fridge/freezer.

Upstairs

First Floor Landing

UPVC double glazed window to the front elevation, stairs to the second floor and a wall mounted radiator.

Bedroom Two

3' 7" x 11' 11" (1.08m x 3.64m)

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

Dressing Room

7' 9" x 18' 8" (2.36m x 5.69m)

Two Velux windows, laminate flooring, wall mounted radiator and housing the boiler.

Bedroom Three

12' 0" x 12' 7" (3.66m x 3.83m)

UPVC double glazed bay window, ceiling light point, wall mounted radiator and laminate flooring.



Bathroom

7' 5" x 7' 9" (2.26m x 2.37m)

UPVC double glazed window to the rear elevation, spotlights, wash hand basin with two taps, W/C, bath with an overhead shower, tiled walls, heated towel radiator, extractor and a storage cupboard.

Second Floor Landing

Spotlights.

Bedroom One

15' 9" x 15' 1" (4.81m x 4.61m)

UPVC double glazed window to the rear elevation, Two Velux windows, spotlights, wall mounted radiator and laminate flooring.

Ensuite

5' 7" x 6' 1" (1.71m x 1.86m)

UPVC double glazed window to the rear elevation, spotlights, extractor, W/C, wash hand basin with two taps, corner shower cubicle, tiled walls and a wall mounted radiator.

Outside

Front

Driveway, laid to lawn and shrubbery.

Rear

Laid to Lawn, mature shrubbery and not overlooked.

Tenure

Freehold.

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? Vodafone

If there are restrictions on covenants? No

Is the property of standard construction? Yes

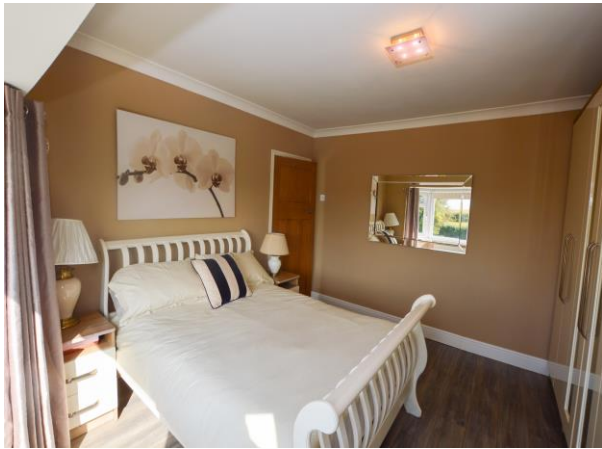
Are there any public rights of way? No

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)

418 Newton Road
Lowton
WARRINGTON
WA3 1JE

Energy rating
D

Valid until: 13 August 2035

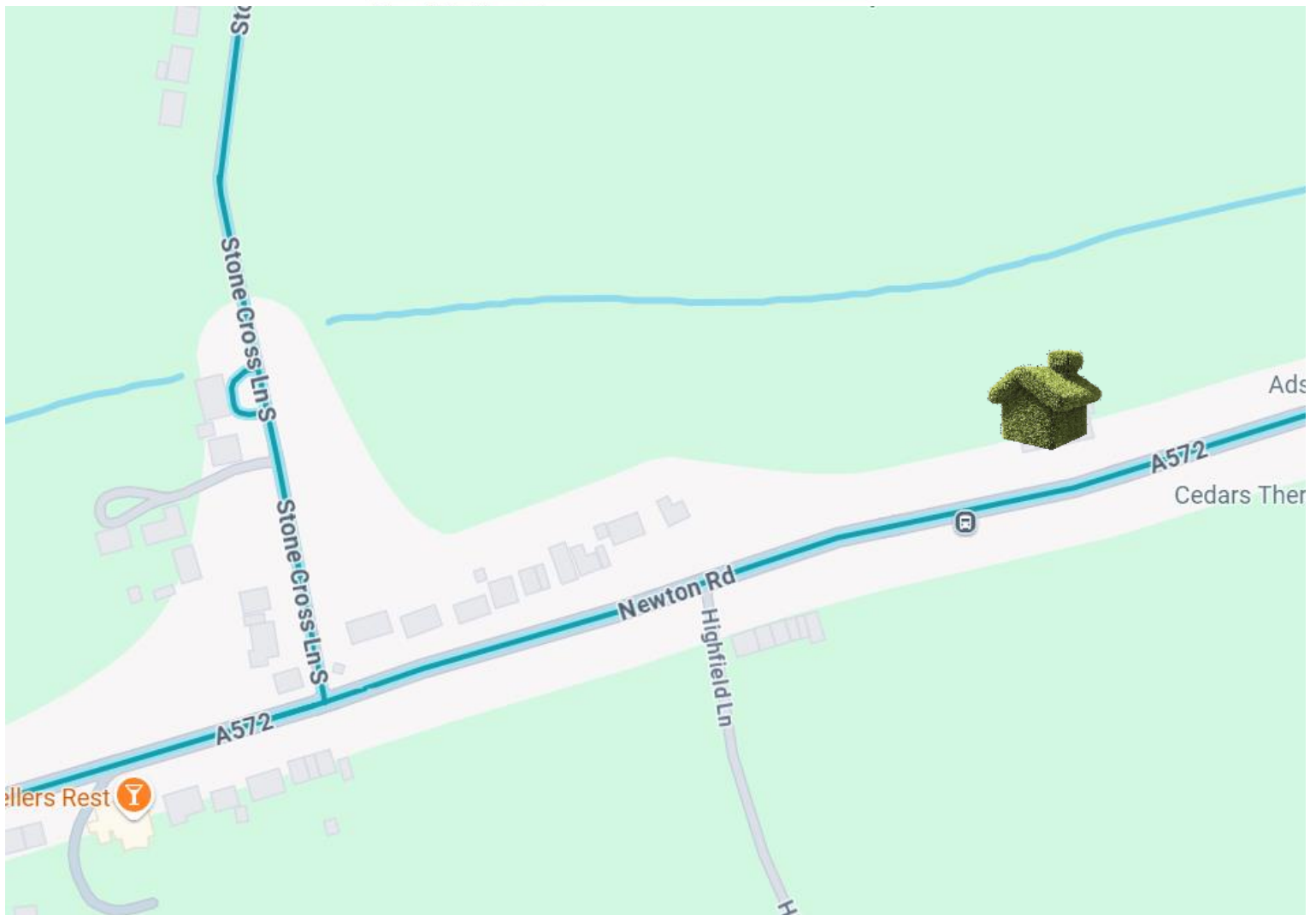
Certificate number: 1135-6228-5500-0787-3296

Property type

Semi-detached house

Total floor area

139 square metres



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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.

Stone Cross Estate Agents LTD

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