



Heath Lane, Lowton, WA3 1HR

**Offers in Excess of
£575,000**

****SEMI RURAL LOCATION**** A unique detached property which overlooks farmland to the front, the property is in immaculate condition and an internal viewing is highly recommend to appreciate its features. In further detail the property comprises of:- entrance hallway, downstairs cloakroom, lounge, dining room, kitchen, utility room, 4 generous bedrooms, master bedroom with ensuite, gas central heating, double glazed, gardens to the front and rear with attached garage, larger than average driveway. **Contact us now to arrange a viewing**

- Five Bedrooms
- Detached
- Three Bathrooms
- Double Garage
- Driveway for Ample Off Road Parking
- Enclosed Rear Garden

Entrance Hallway

UPVC double glazed door to the front elevation, two ceiling light points, laminate flooring, wall mounted radiator and stairs to the first floor.

W/C

UPVC double glazed frosted window to the front elevation, ceiling light point, laminate flooring, W/C, sink unit and a heated towel radiator.



Lounge

19' 0" x 11' 11" (5.8m x 3.63m)

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

Dining Room

18' 1" x 8' 6" (5.51m x 2.58m)

UPVC double glazed French doors to the rear elevation, UPVC double glazed window to the rear elevation, laminate flooring, ceiling light point, three wall light points and a wall mounted radiator.



Kitchen

19' 2" x 14' 10" (5.85m x 4.53m)

Double glazed bi-folding doors to the rear elevation, wall base and drawer units, kitchen island, integrated microwave and extractor, integrated wine cooler, integrated double oven, grill and plate warmer, integrated dishwasher, tiled flooring, spotlights and two velux windows.



Utility Room

UPVC double glazed frosted window to the side elevation, wall units, sink unit with a mixer tap, space for washing machine, space for dryer, wall mounted radiator and spotlights.

Double Garage

14' 11" x 14' 9" (4.54m x 4.5m)

Electric door, housing the boiler (6 years old).



Upstairs

Bedroom One

15' 3" x 14' 9" (4.66m x 4.5m)

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

Ensuite

UPVC double glazed frosted window to the rear elevation, W/C, two vanity sink units, part tiled walls, ceiling light point, shower cubicle and a heated towel radiator.

Bedroom Two

13' 5" x 12' 4" (4.09m x 3.75m)

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



Bedroom Three

14' 1" x 12' 4" (4.3m x 3.75m)

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

Bedroom Four

11' 5" x 11' 1" (3.49m x 3.38m)

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

Bedroom Five

8' 8" x 8' 4" (2.63m x 2.55m)

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

Bathroom

UPVC double glazed frosted window to the rear elevation, W/C, vanity sink unit, tiled walls, tiled flooring, ceiling light point, bath with an overhead shower and a heated towel radiator.



Outside

Front

Driveway for Ample off road parking leading to double garage and laid to lawn.



Rear

Mature Shrubbery, Patio area, Laid to Lawn and a shed.

Tenure

Freehold.

Council Tax

F

Other Information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? TBC

Coal mining issues in the area? No

Broadband how provided? TBC

If there are restrictions on covenants? Yes

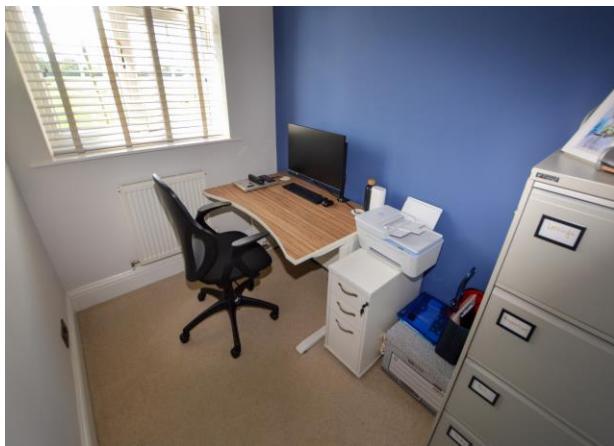
Is the property of standard construction? Yes

Are there any public rights of way? No

Safety Issues? No







Energy performance certificate (EPC)

67, Heath Lane
Lowton
WARRINGTON
WA3 1HR

Energy rating

D

Valid until:

19 August 2025

Certificate number: 9498-3008-6257-5765-5934

Property type

Detached house

Total floor area

155 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-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

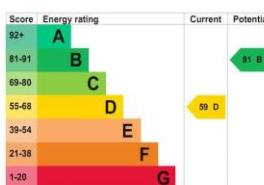
[See how to improve this property's energy efficiency.](#)

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:

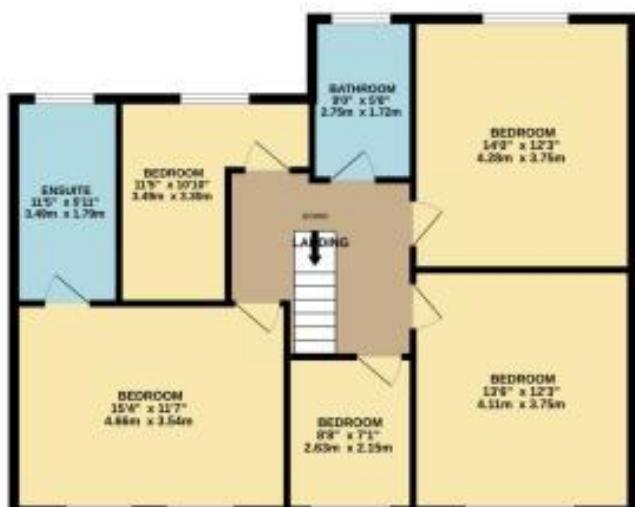
the average energy rating is D
the average energy score is 60



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, recesses 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with MetopeX (2025)



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.

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