



***The Elms, Lowton, WA3 1DP***

**£525,000**

***An excellent individually built detached property located in Lowton St Mary's, situated within a cul de sac on a delightful plot. The property offers spacious living accommodation which comprises in further detail of lounge/dining room, sitting room, Kitchen diner, utility, study, en-suite to bedrooms 1 & 2, family bathroom and a further 3 bedrooms. Outside is a driveway providing off road parking for several vehicles, a double garage and further parking through double gates. There are delightful gardens to the rear with patio area and a summer house perfect for entertaining.***

- ***Individual Detached Property***
- ***Five Bedroom***
- ***2 En-Suite Shower Rooms***
- ***2 Reception Rooms***
- ***Double Garage***
- ***Boasting Gardens to Front and Rear***



### **Entrance**

Via a main front door which leads into an impressive hallway.

### **Entrance Hallway**

With a central modern feature staircase, double panel radiator, cloaks cupboard, laminate floor, Ceiling light point and doors to all further rooms.

### **Downstairs WC**

Double glazed frosted window to front elevation, tiled walls and tiled floor, comprising whitewash hand basin and wc.

### **Lounge/Dining Room**

22' 4" x 16' 3" (6.80m x 4.96m) Open plan lounge/diner with double glazed window to the rear elevation, double panel radiator, feature electric fire which is inset, french doors, door which leads into the kitchen/dining room.

### **2nd Reception Room/Study**

11' 6" x 11' 2" (3.50m x 3.40m) Double glazed window to front, double panel radiator, coved ceiling, and ceiling light point.

### **Kitchen/Diner**

27' 5" x 9' 5" (8.35m x 2.87m) A superb spacious modern kitchen/diner which comprises of various wall base and draw units, part tiled around the work surfaces, integral appliances include fridge freezer, dish washing machine, two double glazed windows to the rear elevation and double glazed french doors, double panel radiator, tiled floor, spot lights to the ceiling, access into garage.

### **Utility room**

6' 4" x 4' 10" (1.93m x 1.47m) Fitted with wall unit and base unit, single drainer sink unit, part tiled walls, plumbed for washing machine, single panel radiator, tiled floor, ceiling light point, door which leads to the a double garage.

### **Playroom**

10' 4" x 9' 2" (3.15m x 2.79m) Double glazed window to the front elevation and single panel radiator.

### **First Floor**

#### **Landing**

A stylish gallery landing, with access to all bedrooms and main bathroom. Loft access and ceiling light point.

#### **Master Bedroom**

14' 3" x 13' 2" (4.34m x 4.01m) Double glazed window to rear, single panel radiator, mirror fronted sliding wardrobes, Door which leads through to the en-suite.



**EnSuite One**

Double glazed frosted window to rear, modern walk in shower cubicle, wash hand basin, wc tiled walls and tiled floor with inset spotlights

**Bedroom Two**

17' 3" x 10' 5" (5.26m x 3.18m) Double glazed window to rear, single panel radiator, door which leads to ensuite and ceiling light point.

**EnSuite Two**

Fitted with a stylish inset vanity sink unit with wc, walk in shower, heated towel rail, granite effect flooring and inset spotlights.

**Bedroom Three**

11' 0" x 10' 5" (3.35m x 3.18m) Double glazed window to the front elevation. Single panel radiator and ceiling light point.

**Bedroom Four**

10' 4" x 8' 5" (3.16m x 2.56m) Double glazed window to the front elevation, single panel radiator, mirror fronted sliding wardrobes and ceiling light point.

**Bedroom Five**

10' 10" x 7' 2" (3.3m x 2.19m) Double glazed window to the front elevation. Single panel radiator and ceiling light point.

**Family Bathroom**

Fitted with a four piece suite which comprises of wash hand basin, W/C, panel bath and separate shower. Part tiled walls, hand towel radiator and ceiling light point.

**Outside****Front Garden**

To the front is an open plan, laid to lawn garden area, with a hard standing driveway, providing parking for many vehicles. Access to double garage. Double gates provide access to the rear and additional parking.

**Rear Garden**

To the rear is an extensive spacious garden which is laid mainly to lawn. Paved patio areas provide areas for entertaining. A large summer house and well stocked borders surrounding.

**Garage**

Double Garage with up and over doors. Power and light.

**Tenure.**

Freehold.

**Council Tax Band.**

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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



1, The Elms, Newton Road, WARRINGTON, WA3 1DP

**Dwelling type:** Detached house  
**Date of assessment:** 25 September 2012  
**Date of certificate:** 25 September 2012

**Reference number:** 8309-5950-4129-6427-3123  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 192 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

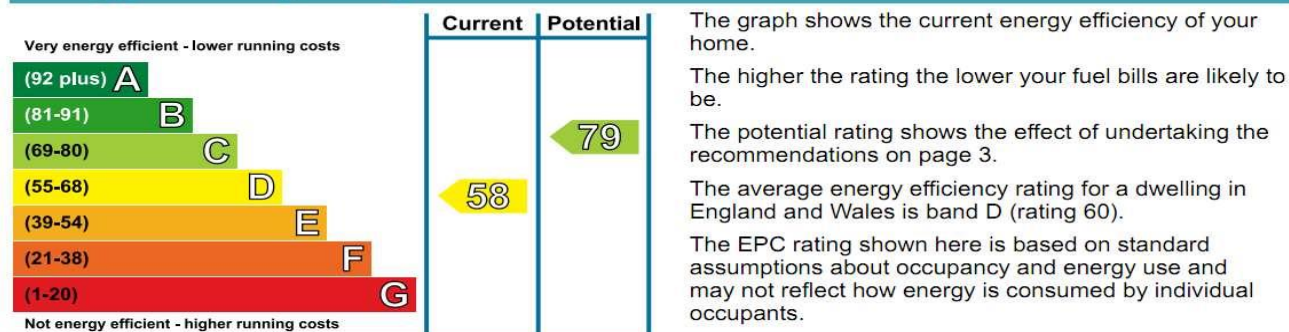
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 4,920</b>
<b>Over 3 years you could save</b>	<b>£ 1,842</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 468 over 3 years	£ 243 over 3 years	
Heating	£ 3,936 over 3 years	£ 2,589 over 3 years	
Hot Water	£ 516 over 3 years	£ 246 over 3 years	
<b>Totals</b>	<b>£ 4,920</b>	<b>£ 3,078</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 174
2 Floor Insulation	£800 - £1,200	£ 393
3 Low energy lighting for all fixed outlets	£140	£ 180

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

**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.