



Newton Road, Lowton

Warrington, WA3 1PB

Offers Over £645,000



HUNTERS®
HERE TO GET *you* THERE

Newton Road, Lowton

DESCRIPTION

"NO CHAIN" HUNTERS LEIGH are delighted to offer for sale this stunning FOUR/FIVE BEDROOM extended DETACHED PROPERTY Finished with impeccable taste and the highest quality fixtures & fittings. The spacious and adaptable accommodation briefly comprises: entrance hallway, Snug/Bedroom, Sitting room, Dining room, dynamic breakfast kitchen along with downstairs shower room and separate utility. To the first floor are four well proportioned bedrooms along with a contemporary family bathroom. Externally boasting a generous plot with large secure gated driveway and fully enclosed south facing patio and gardens, with mature lawn and planting to enjoy the alfresco space and superb views over the Greenbelt land. Viewing is absolutely essential!

Newton Road is a highly desirable address in this location, close to local amenities and minutes away from Motorway and railway links.

Freehold tenure
Council tax band D



ROOMS

ENTRANCE HALL
16'4" x 6'6"
Double glazed door, radiator, Travitone Stone Floor

SNUG/BEDROOM
16'5" x 8'10"
Double glazed bay window, Double glazed side window, Radiator,

SITTING ROOM
22'7" x 11'10"
Log effect gas fire, two radiators, double glazed bay window to the front.

KITCHEN BREAKFAST ROOM
29'11" x 10'3"
Double glazed window to the front. Range of base and wall units. island with complimentary work tops, double bell fast sink, integral electric oven, eight ring gas hob, plumbing for dishwasher, integral fridge freezer, two velux windows and bi folding glass doors to rear . Two floor to ceiling standing radiators.

DINING ROOM
20'8" x 9'1"
Tiled floor, four velux windows

UTILITY ROOM
9'1" x 6'0"
storage cupboards. Space for washing machine and Dryer.

LAUNDRY ROOM
7'5" x 5'5"

SHOWER ROOM
Double glazed frosted window. Twin sink vanity unit. Low level W.C and Shower cubicle

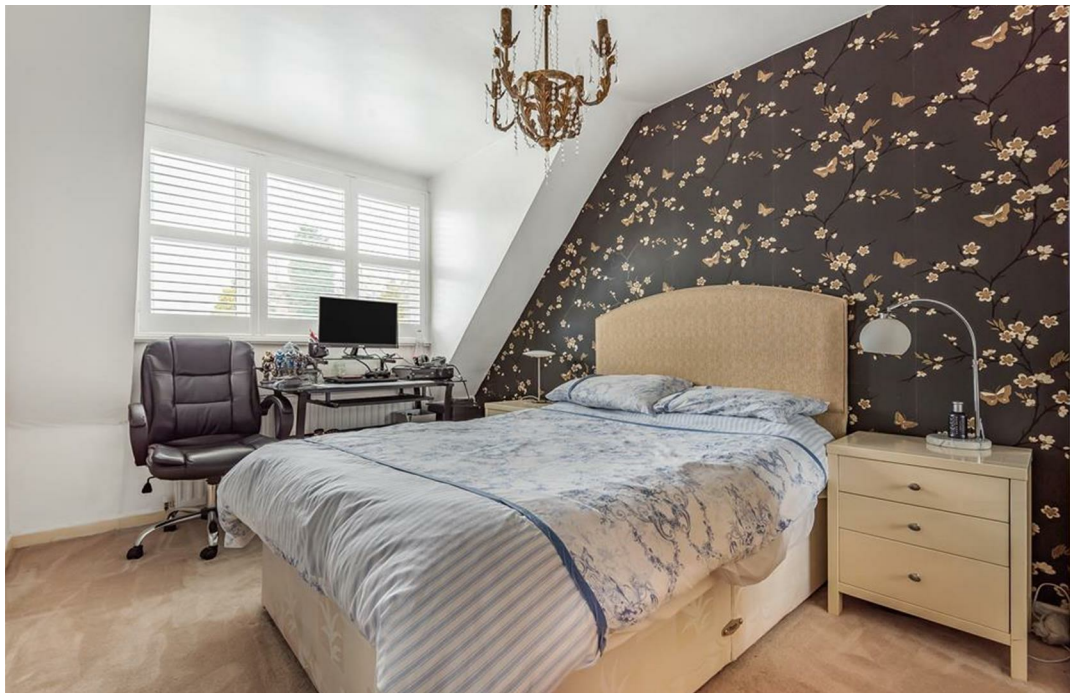
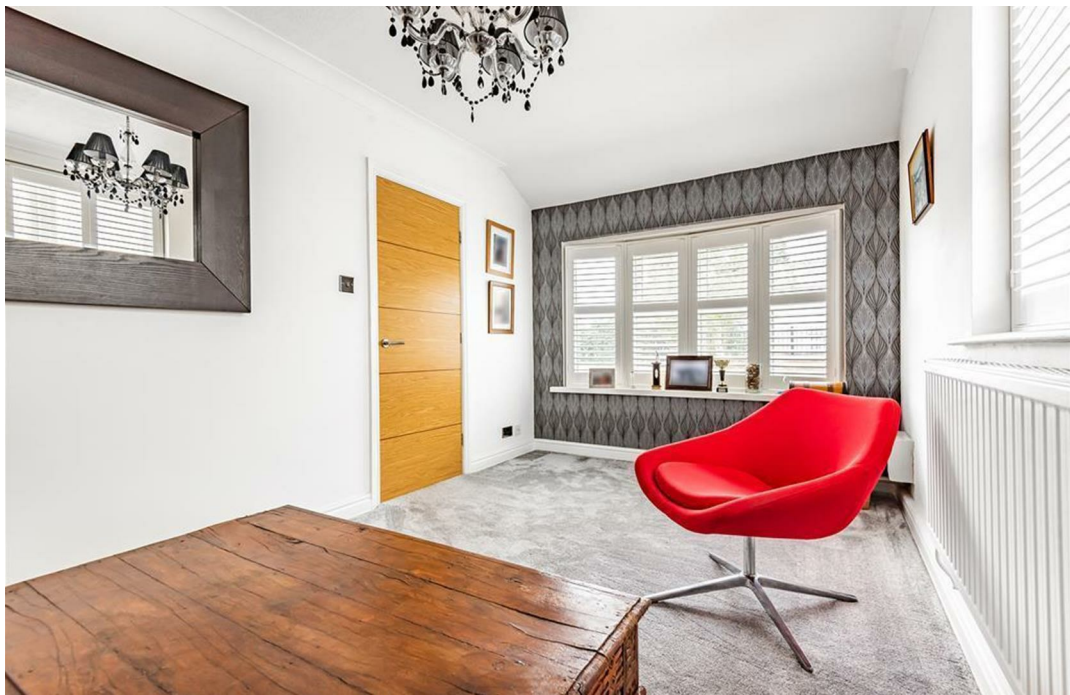
MASTER BEDROOM
13'6" x 10'11"
Double glazed window to the front. Radiator

BEDROOM TWO
Double glazed window to the front. Radiator

BEDROOM THREE
Double glazed window to the rear. Radiator

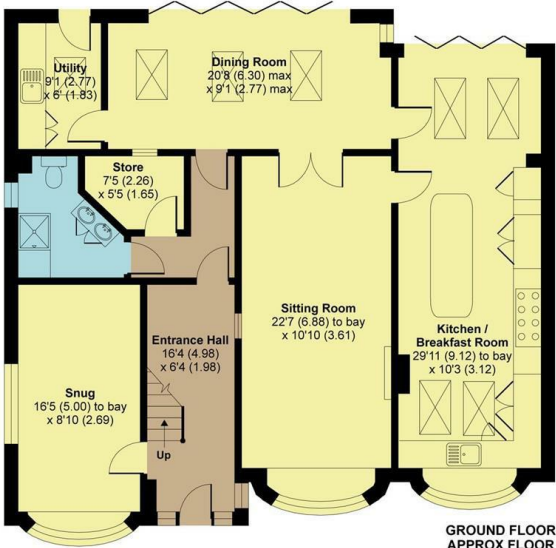
BEDROOM FOUR
8'10" x 5'9"
Double glazed window to the rear. Radiator

FAMILY BATHROOM
Double glazed frosted window to the side. Shower cubicle, low level W.C. Pedestal Sink

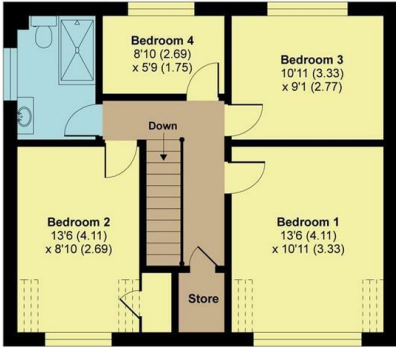


Newton Road, Lowton, Warrington, WA3

Approximate Area = 1866 sq ft / 173.4 sq m
Limited Use Area(s) = 25 sq ft / 2.3 sq m
Total = 1891 sq ft / 175.7 sq m
For identification only - Not to scale



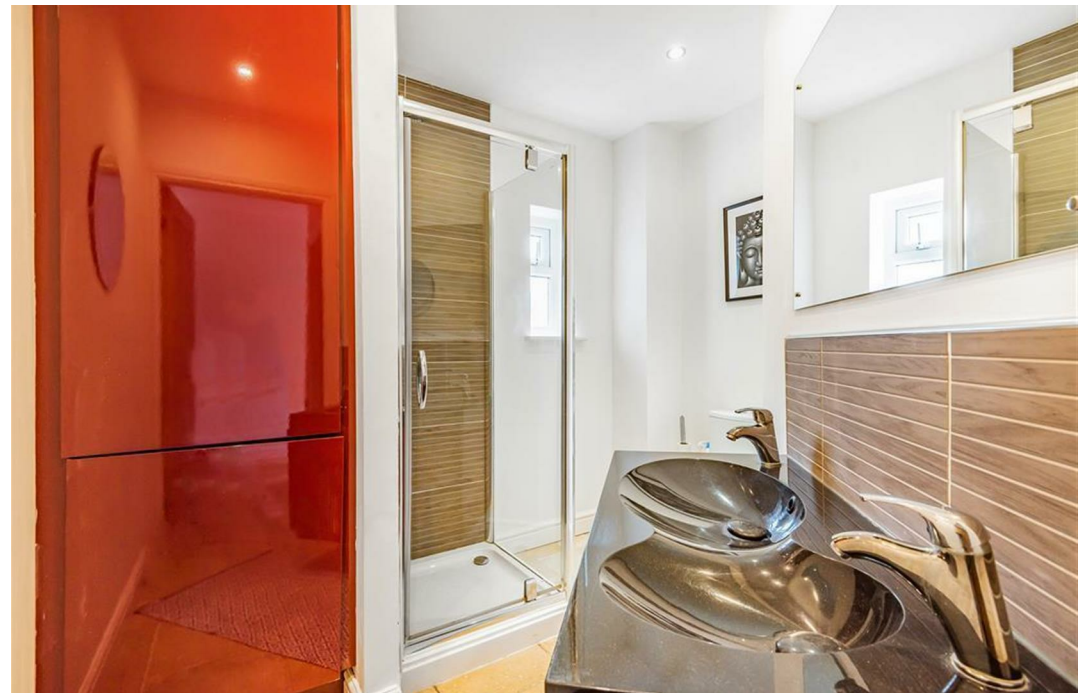
GROUND FLOOR
APPROX FLOOR
AREA 119 SQ M
(1281 SQ FT)

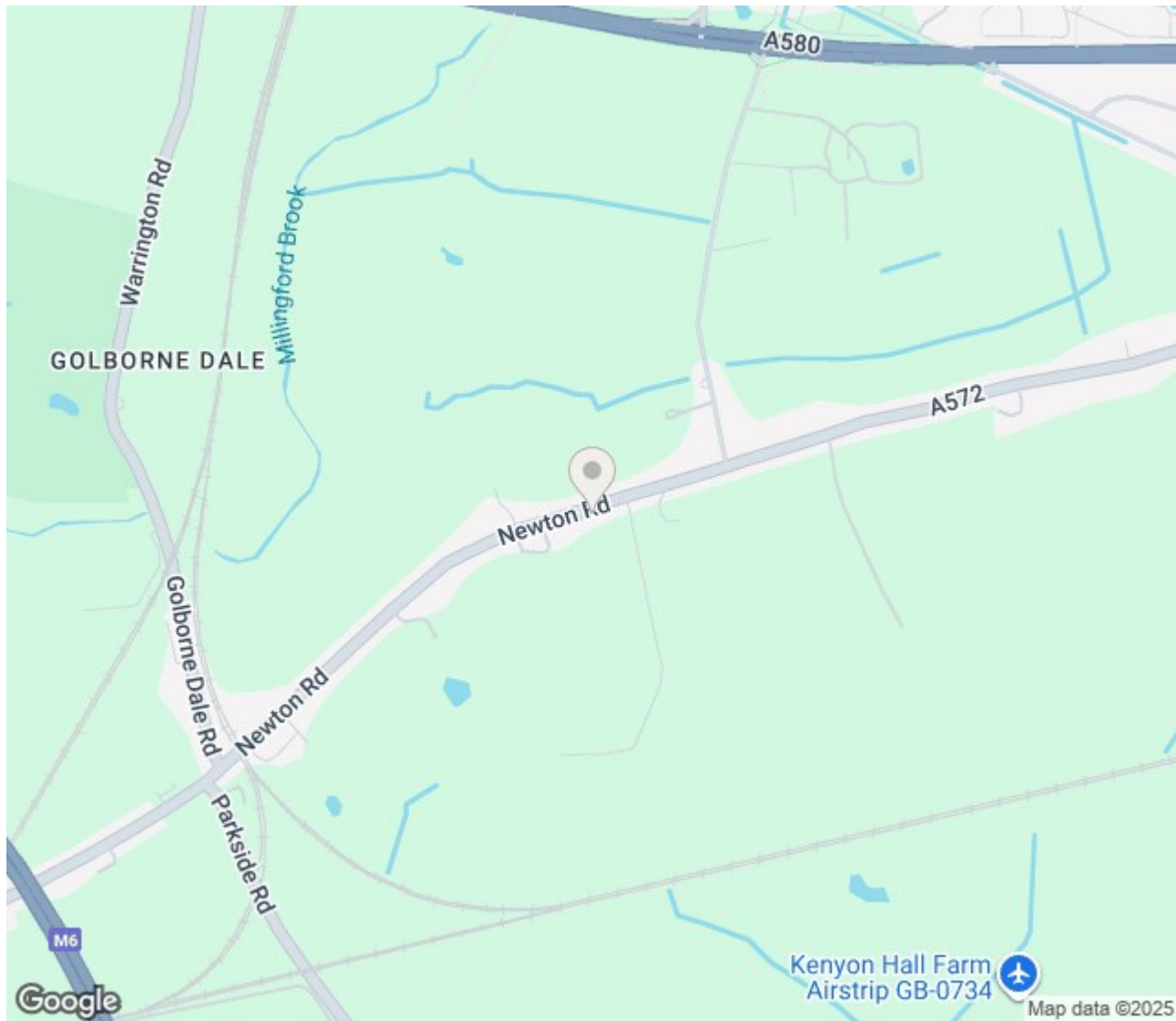


FIRST FLOOR
APPROX FLOOR
AREA 54.3 SQ M
(585 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2021. Produced for Hunters Property Group. REF: 701088





ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.