



JONNY ARROWSMITH

exp UK

Personal Estate Agent

@ jonny.arrowsmith@exp.uk.com

jonnyarrowsmith@exp.uk.com

07752 645 366

Thompson Farm Meadow, Lowton, WA3 2UJ

£400,000

🛏 4 🚿 2 🚗 1



Please Quote Reference: JA1142 - Offered with no onward chain, this outstanding four-bedroom detached family home presents an excellent opportunity to acquire a beautifully appointed, modern residence, ideally positioned within a peaceful cul-de-sac on the highly sought-after Bloor Homes development.

Built in 2022 by Bloor Homes, the property combines contemporary style with practical family living and has been thoughtfully designed to provide bright, spacious and versatile accommodation throughout. The development is particularly popular with young families and benefits from a welcoming community atmosphere, with active local Facebook and WhatsApp groups helping to foster a genuine sense of neighbourhood spirit.

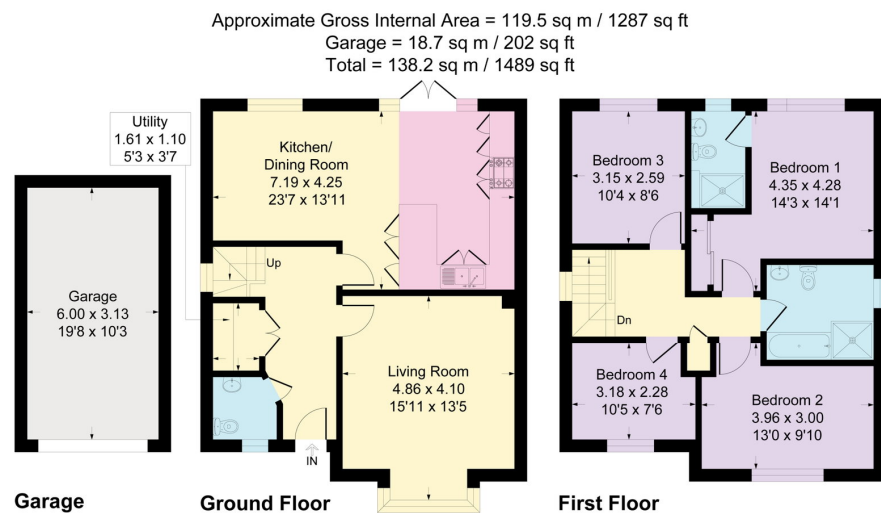
The location is equally appealing, offering an excellent balance of convenience, community and access to the outdoors. Within walking distance are a variety of popular local amenities, including Grange Farm and Kenyon Hall Farm, both renowned for their fresh local produce, independent cafés and family-friendly atmosphere. The surrounding area also offers an abundance of canal walks, cycling routes and open green spaces, with Pennington Flash Nature Reserve just a short distance away.

Families are well served by a number of highly regarded schools, including St Luke's Primary School and Golborne High School. For commuters, excellent transport connections via the A580 East Lancashire Road, M62 motorway and Newton-le-Willows railway station provide convenient access to Manchester, Liverpool and surrounding areas.

Upon entering the property, a bright and spacious hallway immediately creates a welcoming first impression. A cleverly designed built-in utility area is discreetly concealed behind double doors, providing useful functionality while maintaining a clean and uncluttered entrance.

The generous living room provides a comfortable and inviting space for relaxing with family or entertaining guests, while the true heart of the home is the impressive open-plan kitchen and dining area.





- Please Quote Reference: JA1142
- Beautiful Detached Family Home
- En-Suite Shower Room
- South West Facing Garden
- Detached Garage & A Private Driveway Providing Off Road Parking For Multiple Vehicles
- No Onward Chain
- Modern Open Plan Kitchen Diner
- Downstairs WC
- Stunning Low Maintenance Landscaped Rear Garden
- External EV Charging Port



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

16/08/2024, 10:55

Energy performance certificate (EPC)

75 Thompson Farm Meadow LOWTON WARRINGTON WA5 5LL	Energy rating B	Valid until: 21 July 2032
		Certificate number: 2428-3004-7303-5012-3200

roperty type: Detached house
 tal floor area: 120 square metres

ules on letting this property

roperties can be let if they have an energy rating from A to E.
 u can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/buildings-domestic-private-ventilating-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/buildings-domestic-private-ventilating-minimum-energy-efficiency-standard-landlord-guidance>.

nergy rating and score

is property's energy rating is B. It has the potential to be A.
[e how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificates/2428-3004-7303-5012-3200>

Page 1 of 6