



7 St. Catherines Gardens, Lowton

Offers Over £290,000

**Miller Metcalfe**  
*Every step of the way*

# 7 St. Catherines Gardens

Lowton, Warrington

## MOVE IN CONDITION

Ideally located close to excellent schools, transport links, and local amenities, this beautifully presented property offers modern living throughout.

In brief, the accommodation comprises a welcoming entrance hallway and a convenient downstairs WC. The contemporary fitted kitchen features a range of wall and base units, gas hob, fridge freezer, dishwasher, and space for a washing machine.

To the rear of the property is a spacious family lounge complete with a stylish media wall incorporating an electric fire, with patio doors opening onto the stunning rear garden.

To the first floor are two generously sized double bedrooms, one benefiting from built-in wardrobes, along with a modern family bathroom fitted with a bath and shower over, WC, and wash basin.

Occupying the second floor is the impressive master bedroom with its own en-suite shower room comprising shower, WC, and wash basin.

Externally, the property benefits from a driveway providing off-road parking and a private enclosed rear garden designed for low maintenance, featuring artificial lawn, patio, and decking areas.

Council Tax band: C

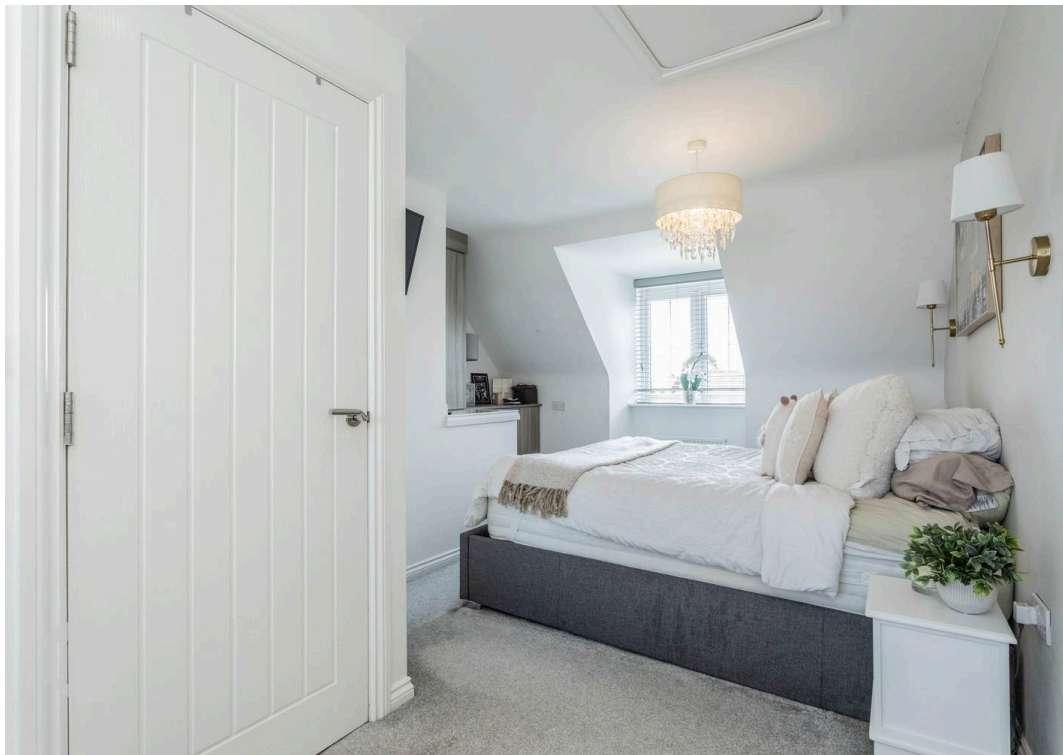
Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:













## Miller Metcalfe - Culcheth

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