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Stoneacre Close, Lowton, WA3 2UE

Offers Over £360,000

4 3 2



Quote Reference: JA1142 - A beautifully presented four-bedroom detached family home, ideally positioned within a quiet cul-de-sac on the highly sought-after Heathfields development.

Built by Wain Homes, this impressive property offers modern, spacious and versatile living throughout, with two reception rooms, a stunning open-plan kitchen/diner, four generous bedrooms and a low maintenance rear garden.

From the moment you step inside, the home has a bright and welcoming feel. The spacious living room provides the perfect place to relax, while the second reception room is currently enjoyed as a children's playroom and could easily be used as a home office, gym or additional sitting room.

At the heart of the home is the impressive open-plan kitchen/diner, complete with modern units and integrated appliances. French doors open onto the beautifully landscaped rear garden, creating a fantastic space for family life, entertaining and summer barbecues. A downstairs WC adds further convenience.

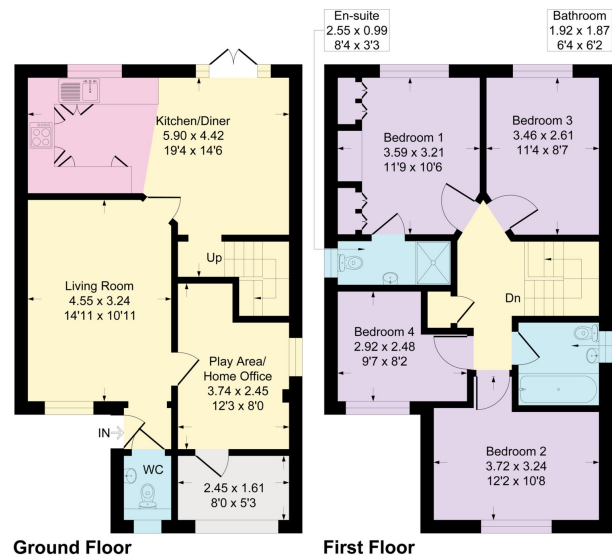
Upstairs, four well-proportioned bedrooms provide plenty of space for a growing family, with the principal bedroom benefiting from a stylish en-suite shower room. The remaining bedrooms are equally versatile, offering space for children, guests or working from home. The loft has also been fully boarded and benefits from an electrical light and pull-down ladder, providing valuable additional storage space.

Outside, the property continues to impress with a generous rear garden featuring a paved patio and low-maintenance artificial lawn, while to the front is a private double driveway and partially converted integral garage, providing excellent parking and additional versatile storage space.

Heathfields is a popular and welcoming development, particularly among families, with a strong community atmosphere and excellent local amenities close by. Grange Farm, Kenyon Hall Farm, scenic walks, canal paths, parks and Pennington Flash are all within easy reach, while well-regarded schools including St Luke's Primary and



Approximate Gross Internal Area = 106.2 sq m / 1144 sq ft



- Quote Reference: JA1142
- Detached Family Home
- Modern Open Plan Kitchen With Integrated Appliances
- Four Generously Proportioned Bedrooms
- Stylish En-Suite Shower Room
- Downstairs WC
- Driveway Providing Off Road Parking
- Integral Garage Partially Converted Into A Separate Play Area
- Catchment Area For Popular Primary And Secondary Schools
- Excellent Transport Links



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

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Energy performance certificate (EPC)

22, Stoneacre Close LONDON WARRINGTON WA5 2UB	Energy rating B	Valid until: 14 November 2027 Certificate number: 8513-7039-5299-1515-4896
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Property type	Detached house
Total floor area	95 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-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance) <https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance>

Energy rating and score

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

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