



20 Heath House Close, Lowton
£495,000

Miller Metcalfe
Every step of the way

20 Heath House Close

Lowton, Warrington

Ideally situated in the popular area of Lowton, this impressive five-bedroom detached family home is perfectly positioned for easy access to a range of local amenities, well-regarded schools and excellent transport links.

Set over three spacious floors, the property offers versatile and well proportioned accommodation throughout, including three en-suite bedrooms, a family bathroom and a convenient downstairs WC. Presented in move-in condition, this superb home is ideally suited to modern family living. The property is welcomed by a bright entrance porch, leading into the main accommodation. The heart of the home is the open-plan kitchen/diner, fitted with a range of wall and base units, gas hob, electric oven, fridge freezer and dishwasher, with additional space and plumbing for a washing machine. To the front of the property is a separate dining room, providing an ideal space for family meals or entertaining guests. To the rear is a fantastic conservatory, featuring two sets of patio doors and two skylights, creating a bright and spacious room flooded with natural light. This versatile space is perfect for relaxing and enjoying the garden throughout the year. Completing the ground floor is a convenient downstairs WC.

The first floor features the generously proportioned master bedroom, benefiting from built-in wardrobes and a private en-suite shower room comprising a walk-in shower, WC and wash hand basin. There are also two further bedrooms on this floor, along with the family bathroom, which comprises a bath, WC and wash hand basin.

The second floor provides two further well-sized bedrooms, both benefiting from their own en-suite facilities. One en-suite comprises a walk-in shower, WC and wash hand basin, while the second features a WC and wash hand basin. This additional floor provides excellent flexibility and would be ideal for older children, guests or those requiring dedicated home working or living space.

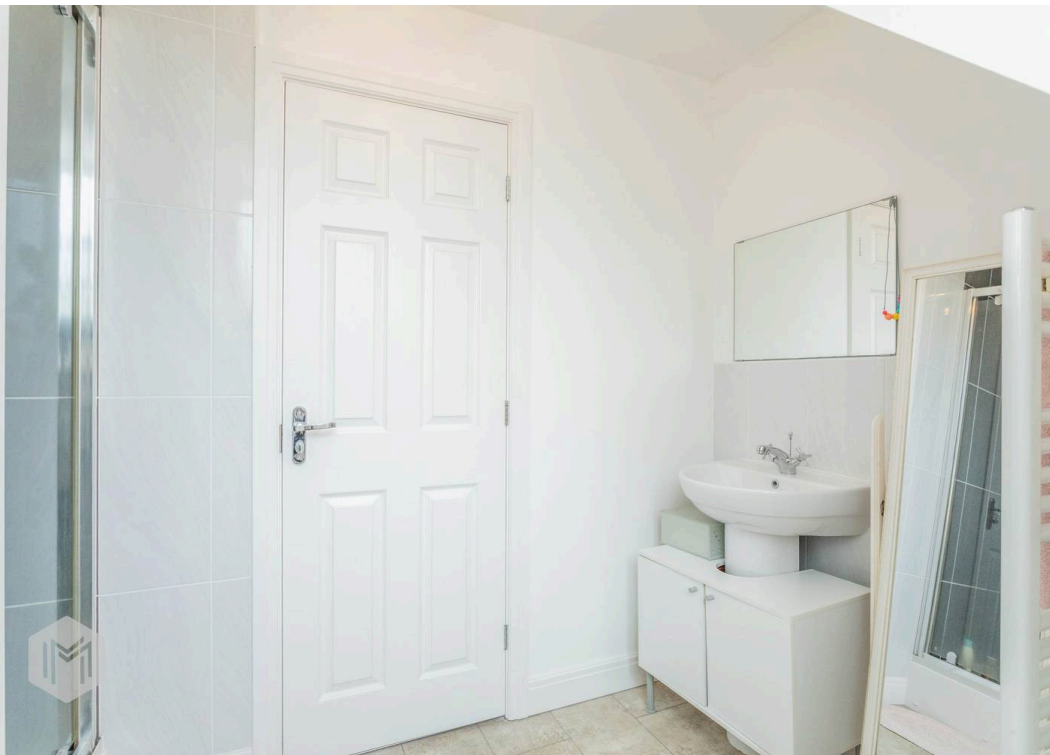
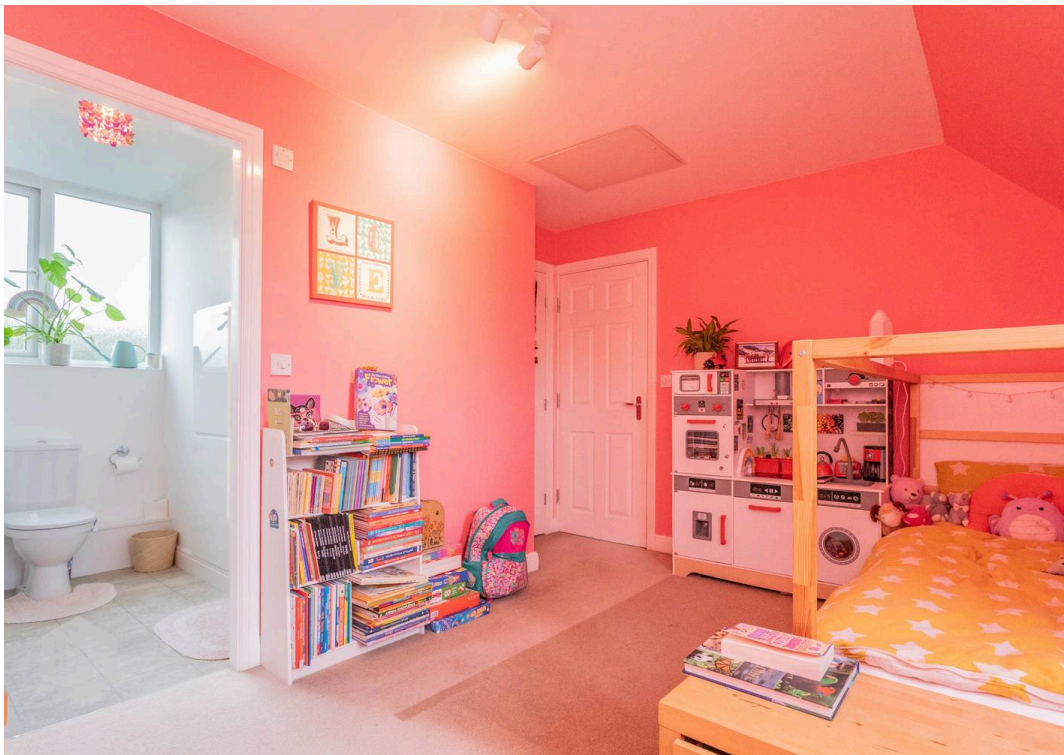
Externally, the property benefits from a driveway providing off-road parking and an attached single garage, offering excellent additional storage. To the rear and side are private, enclosed gardens, predominantly laid to lawn with a patio area providing the perfect setting for outdoor entertaining, family gatherings and summer BBQs.

The property benefits from Honeywell Evohome smart heating control, providing flexible and convenient control of the home's heating system. The web-based system can be accessed and controlled remotely via an app, allowing you to manage the heating from your smartphone or other compatible device. Electric car charger. If you're looking for a substantial five-bedroom detached family home in Lowton, offering accommodation over three floors, multiple en-suites, generous living space, modern smart heating technology and excellent outdoor space, then this property is certainly one to view.





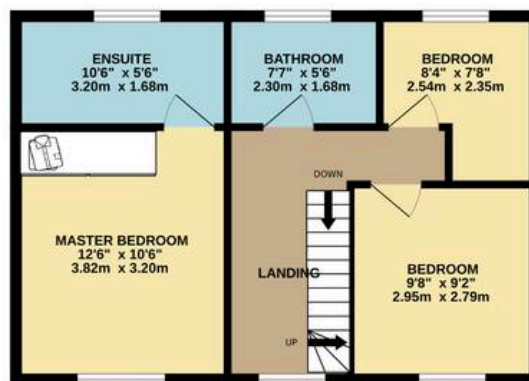




GROUND FLOOR
695 sq.ft. (64.6 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



2ND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 1619 sq.ft. (150.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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