



159 Crompton Way, Lowton

In Excess of £325,000

Miller Metcalfe
Every step of the way

159 Crompton Way

Lowton, Warrington

We are delighted to offer to the open market this superb three-bedroom detached family home, ideally situated on the highly sought-after Crompton Way in Lowton. Conveniently positioned close to excellent local schools, transport links and a range of everyday amenities, this well-presented property would make an ideal family home. The accommodation briefly comprises: A welcoming porch leads into a spacious family lounge, providing a comfortable and inviting space for relaxing and entertaining. To the rear of the property is a bright and spacious open-plan kitchen diner, fitted with a range of wall and base units, gas hob, electric oven, fridge freezer and dishwasher. The dining area benefits from patio doors opening directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. A separate utility room provides additional wall and base storage, with plumbing and space for both a washing machine and tumble dryer. Completing the ground floor is a convenient downstairs WC and useful storage cupboard.

To the first floor is a generous master bedroom benefiting from its own en-suite bathroom, comprising a walk-in shower, WC and wash hand basin. There are two further well-proportioned double bedrooms, along with a family bathroom fitted with a shower over the bath, WC and wash hand basin.

Externally, the property benefits from a driveway providing off-road parking and access to a single garage. To the rear is a private and enclosed garden, predominantly laid to lawn, with a beautiful patio area and established planted borders, offering an ideal space for outdoor dining, entertaining and family enjoyment.

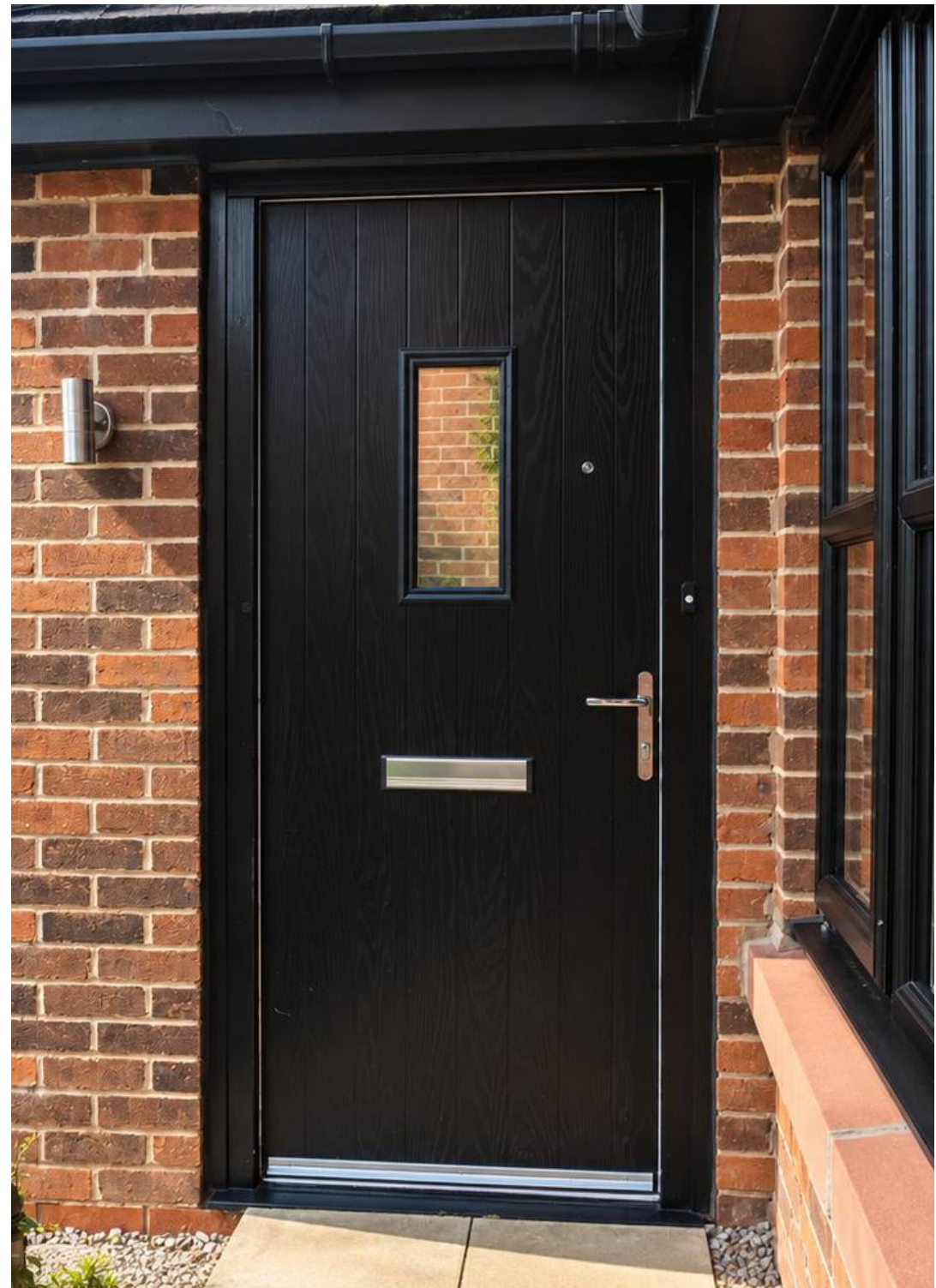
Viewing is highly recommended. Properties of this type and in this sought-after location are expected to attract significant interest, so early internal viewing is advised to fully appreciate the accommodation and position on offer.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

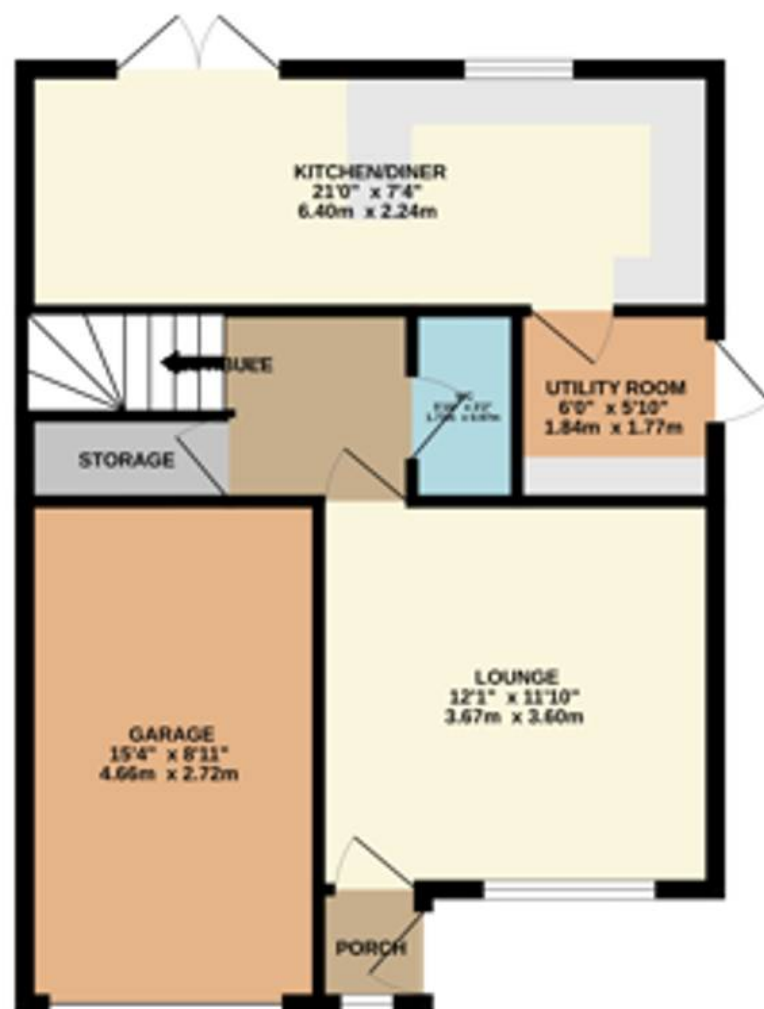




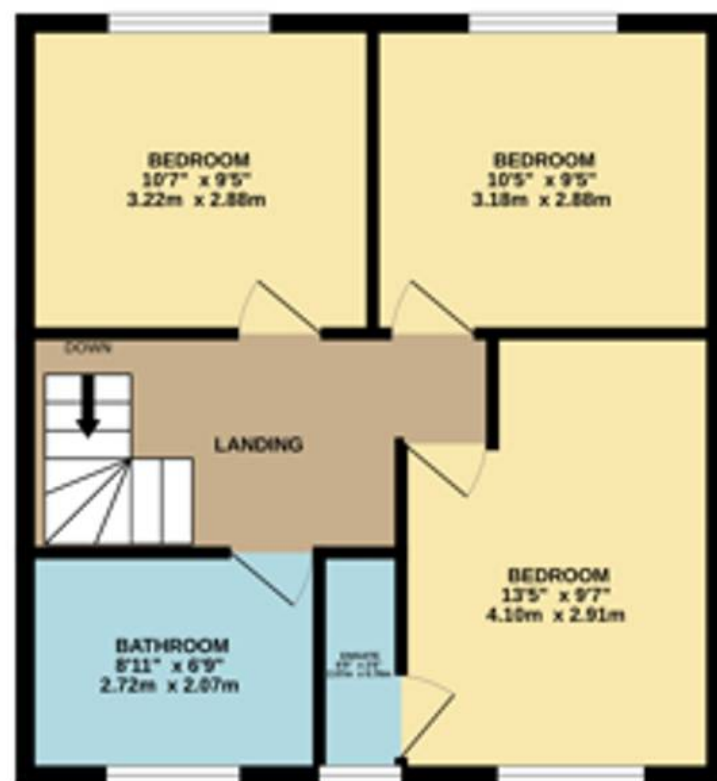




GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1047 sq.ft. (97.3 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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