

141 Crompton Way, Lowton

£250,000

Miller Metcalfe
Every step of the way

141 Crompton Way

Lowton, Warrington

Ideally situated in a convenient and popular location, this attractive and well-presented property benefits from close proximity to a range of local amenities, well-regarded schools and excellent transport links, making it an ideal choice for families, first-time buyers or those looking for a spacious and comfortable home.

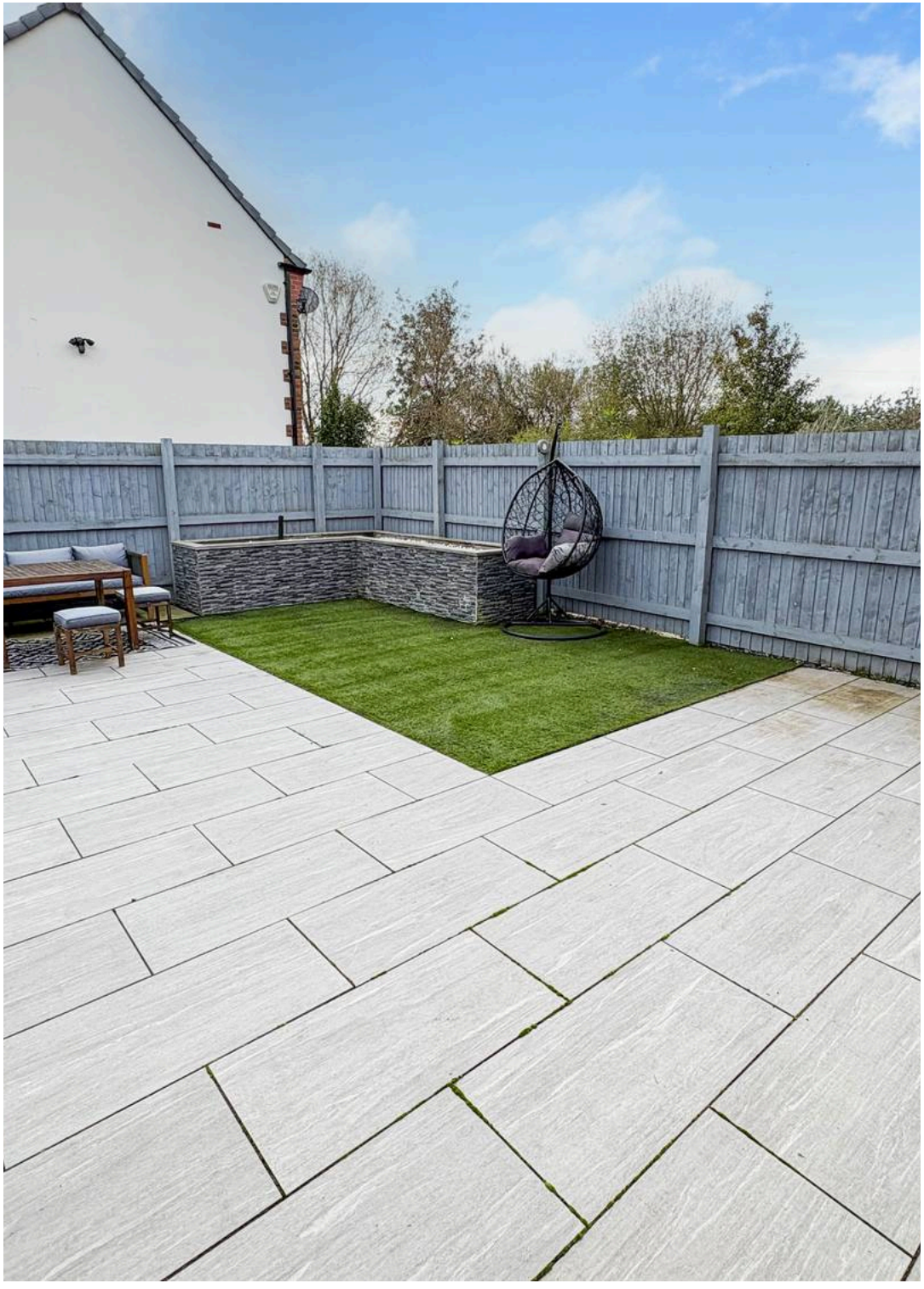
Upon entering the property, you are welcomed by an inviting entrance hallway, providing access to a convenient downstairs WC and the main living accommodation. The spacious family lounge offers a comfortable and versatile space to relax and unwind, with plenty of room for furnishings and family living.

To the rear of the property is a modern fitted kitchen/diner, thoughtfully designed with a range of wall and base units providing ample storage and worktop space. The kitchen is equipped with a gas hob, electric oven, fridge freezer and washing machine. The dining area offers an ideal space for family meals and entertaining guests, while patio doors provide direct access to the rear garden, allowing for a seamless connection between indoor and outdoor living.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, fitted with a walk-in shower, WC and wash basin. There is a further double bedroom, alongside a spacious third bedroom which could be utilized as a child's bedroom, guest room or home office, depending on individual requirements. Completing the first-floor accommodation is a modern family bathroom, fitted with a bath, WC and wash basin, providing a practical and stylish space for the household.

Externally, the property benefits from a private driveway to the front, providing off-road parking for two vehicles. To the rear is a private, enclosed and low-maintenance garden, featuring an artificial grass lawn and a patio area. This outdoor space is ideal for relaxing during the warmer months, enjoying outdoor dining or entertaining family and friends, while offering the benefit of easy upkeep throughout the year.

Council Tax band: B
Tenure: Freehold
EPC Energy Efficiency Rating: B
EPC Environmental Impact Rating: B

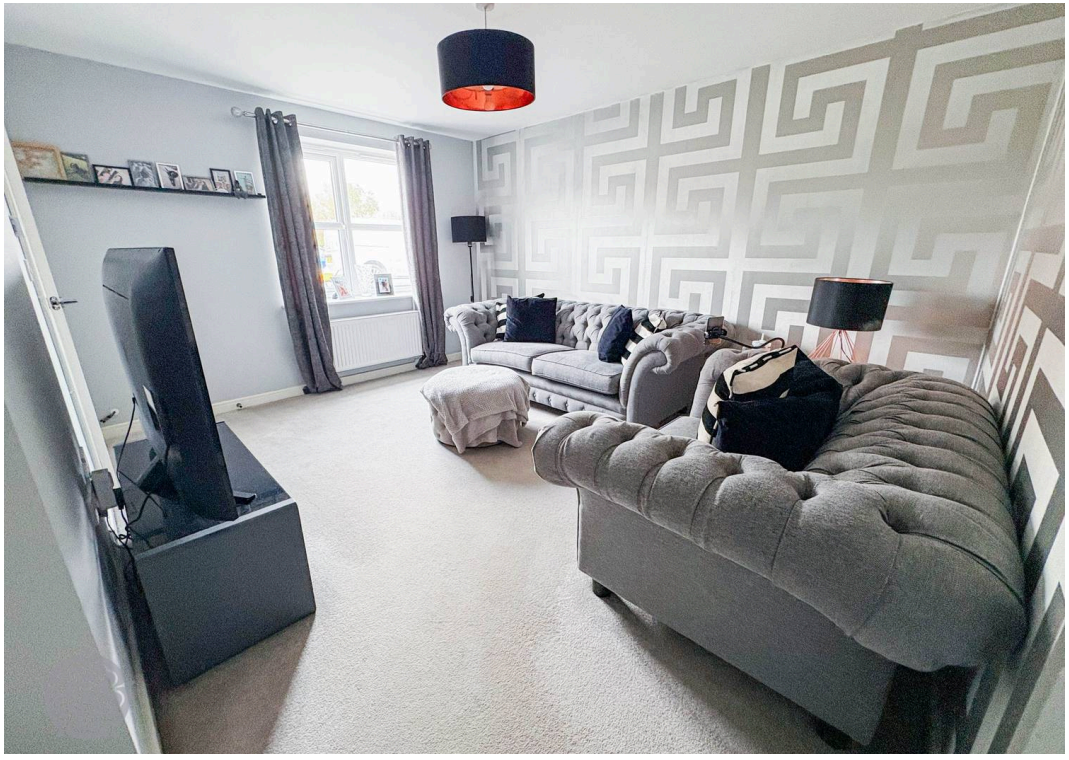








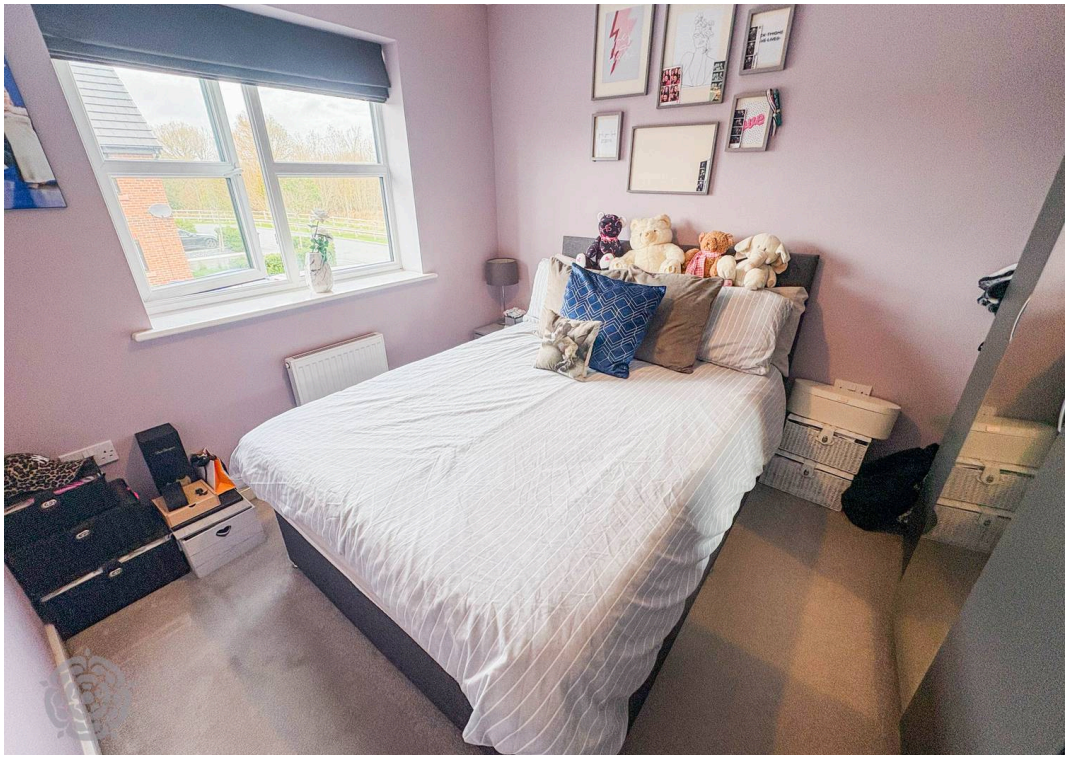





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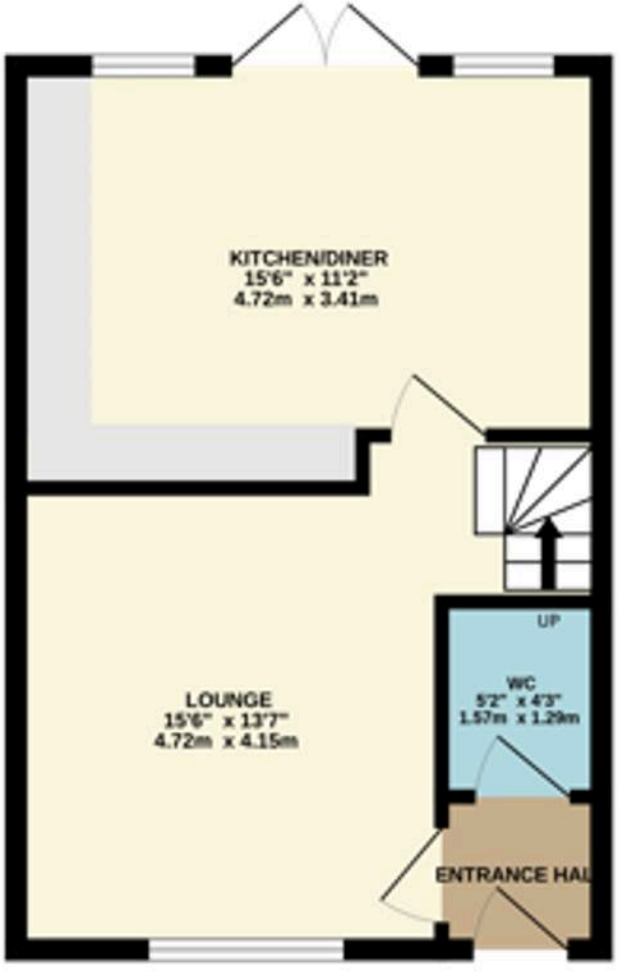



MAINE ROAD

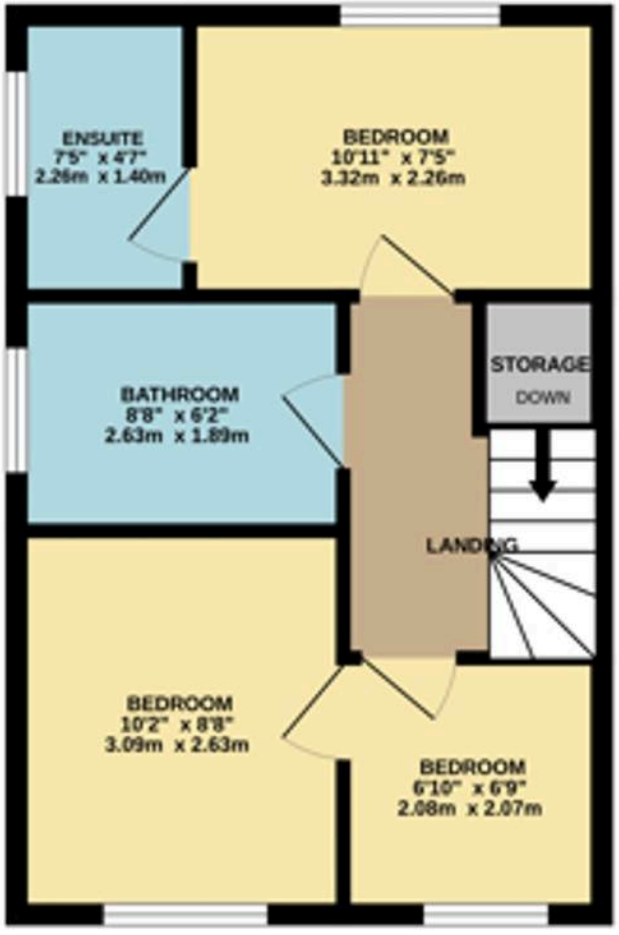




GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 730 sq.ft. (67.8 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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