



FOR SALE
FRASER REEVES
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Newton Road, Lowton, Cheshire WA3 1PQ



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A beautifully presented three-bedroom period home enjoying breathtaking rural views to both the front and rear, expertly extended to create exceptional living space and finished with effortless classic style throughout.

Occupying a sought-after position in a popular location, this attractive bay-fronted residence immediately impresses with its charming kerb appeal, driveway parking and welcoming entrance vestibule, providing a memorable first impression for visiting guests.

Inside, the property combines period character with contemporary comfort. High ceilings and generous proportions enhance the sense of space, while the spectacular presentation throughout allows prospective purchasers to move straight in and enjoy. The heart of the home is a stunning contemporary kitchen, perfectly designed for modern family living and entertaining.

A particular highlight is the impressive living room, extending to approximately 37 square metres, offering a superb environment for both relaxing and hosting family and friends. The seamless flow of the accommodation continues to the rear where a cosy snug provides the perfect retreat for quieter moments, framed by some of the finest countryside views the property has to offer.

Upstairs, three well-proportioned bedrooms are complemented by an en-suite shower room serving the principal bedroom, creating a private sanctuary to unwind at the end of the day.

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Outside, the property continues to excel with excellent space for entertaining and enjoying the surrounding scenery. Whether hosting summer gatherings or simply taking in the uninterrupted rural outlook, the outdoor space perfectly complements the lifestyle this outstanding home provides.

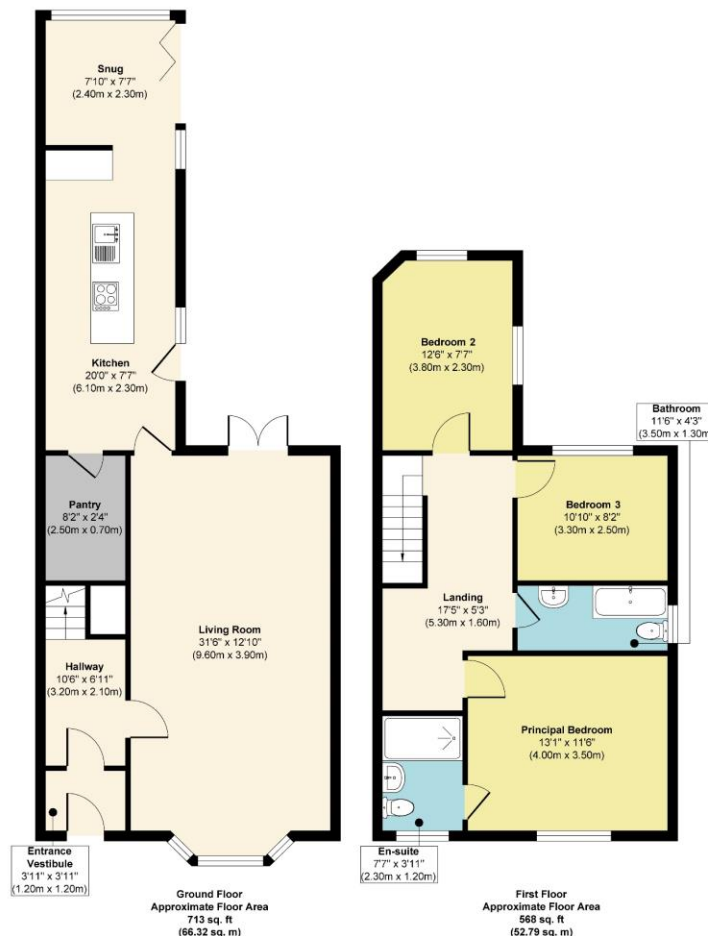
Combining timeless period charm, contemporary styling, generous living accommodation and truly outstanding countryside views, this is a rare opportunity to acquire a home of exceptional quality in a highly desirable setting.

Leasehold (title including house): 999 years from 1893; ground rent £4 per annum.

Additional Garden Area: The property benefits from an additional area of garden land situated beyond the boundary of the main registered title, which is held under a separate leasehold arrangement (42.50 per annum). The Land Registry title plan for the main property is included within these particulars for clarity. Prospective purchasers should refer to their legal adviser regarding the extent of the respective titles and the terms of the leasehold arrangement.

To arrange your viewing, call Fraser Reeves on 01925 222555, email sales@fraser-reeves.co.uk or call in to our office at 103 High Street, Newton Le Willows, WA12 9SL





Approx. Gross Internal Floor Area 1281 sq. ft / 119.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

General Services:

All mains' services are believed to be connected to the property.

Construction Type: Brick and slate

Heating type: Gas Central Heating

Rights/Restrictions: None

Flood Risk: Very low (surface water and rivers and sea)

Existing Planning Permissions: None

Conservation Area: No

Green belt area: Yes

Local Authority:

Wigan Borough Council

Council Tax:

Tax Band D

Tenure:

Leasehold

999 years from 1893

£4 ground rent per annum

Broadband: Standard - 12mbps download, 1mbps upload, Superfast 36mbps download, upload 7mbps, Ultrafast 1800mbps download, 220 mbps upload.

Mobile Signal/Coverage: Vodafone 84%, EE 79%, O2 77%, 3 84%

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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