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Stirrups Farm Road, Lowton, WA3 2SX

£380,000

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Quote Reference: JA1142 - A warm welcome to Stirrups Farm Road, a beautifully presented four-bedroom detached family home, ideally positioned on a generous corner plot within the highly sought-after Heathfields development.

Built by renowned developer Wain Homes in 2020, this three-storey property offers contemporary family living with a well-planned layout, detached garage, private driveway and gardens extending to three sides.

Heathfields is a thriving and welcoming community, popular with a diverse mix of residents and particularly appealing to young families. An active neighbourhood spirit is fostered through local Facebook and WhatsApp groups, creating a friendly and close-knit environment.

Upon entering the property, a bright and welcoming hallway provides access to the principal living spaces. The spacious living room offers a comfortable setting for relaxing with the family or entertaining guests.

The heart of the home is the impressive open-plan kitchen and dining area. Beautifully appointed with modern fittings, the space provides an ideal environment for everyday family life and entertaining. French doors open directly onto the private rear garden, creating a seamless connection between the indoor and outdoor spaces and making it perfect for summer barbecues, relaxed evenings or keeping an eye on the children at play. A convenient downstairs WC completes the ground floor.

The first floor provides two well-proportioned double bedrooms. The principal bedroom benefits from its own en-suite shower room, while the second double bedroom offers excellent flexibility for family members, guests or even a home office. A stylish four-piece family bathroom, complete with a separate shower cubicle, serves this floor.

Continuing to the second floor, you'll find a further two impressive double bedrooms. Velux and bay windows allow plenty of natural light to flood the rooms, creating bright and versatile spaces that





TOTAL FLOOR AREA: 1659 sq ft (154.1 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, appliances and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metreplan CS2020



- Quote Reference: JA1142
- Generous Corner Plot
- Detached Family Home Spread Across Three Floors
- Four Double Bedrooms
- Three Bathrooms Including An En-Suite And A Downstairs WC
- Private Driveway Providing Off Road Parking And A Detached Garage
- Spacious Rear Garden
- Modern Kitchen With Integrated Appliances
- Catchment Area For Popular Primary And Secondary Schools
- Excellent Transport Links Via The A580 East Lancashire Road, M6 Motorway & Newton-Le-Willows Train Station

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

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Energy performance certificate (EPC)

69, Birnups Farm Road Warrington WA3 2JN	Energy rating B	Valid until: 2 October 2030
		Certificate number: 0873-3900-3300-5040-1204

Property type	Detached house
Total floor area	121 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.](#)