

New



*12 Little Lowes Meadow, Lowton, Warrington,  
Lancashire. WA3 2XB.  
Offers Over £320,000*



Four bedroom detached family home | Detached garage and driveway | Freehold title | Open plan kitchen/dining room | Utility room and downstairs WC | En suite to master bedroom | Offered with no onward chain |





Modern spacious detached property located on a popular development. There is a lounge to the front of the property with a spacious bay window. Your open plan kitchen/dining room to the rear is the perfect spot for entertaining. There is a utility room situated alongside a storage space and downstairs WC.

To the first floor there are four bedrooms with an en-suite shower room to the master bedroom. Family bathroom, containing bath and separate shower, and en-suite are both fitted with Roca sanitary-ware and complimenting chrome fixtures and fittings.

Your rear garden, which contains an attractive patio area and lawn, can be accessed from the french doors from the kitchen or via the gate to the side leading to the detached garage and driveway.

The property is offered with No Chain and has 6 years left remaining under the NHBC builder guarantee.

Lowton has some lovely walks on its doorstep with Grange Farm close by and other local pubs and restaurants, Golborne high school is within walking distance along with other local primary schools.



### Contact your local office to arrange a viewing:

- Padgate:** 01925 479334
- Great Sankey:** 01925 454300
- Winwick:** 01925 232146
- Stockton Heath:** 01925 453400
- St.Helens:** 01744 754120
- Wigan:** 01942 498862
- Culcheth:** 01925 764744
- Ashton-In-Makerfield:** 01942 364446
- Newton-Le-Willows:** 01925 907770
- Commercial Office:** 01925 907709
- Lettings Head Office:** 01925 873533
- Financial Services:** 01925 221234

### Viewing Arrangements

Viewing is strictly by appointment only through Ashtons Estate Agency.

### Disclaimer Property Details

These particulars, whilst being 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 of 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 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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