



NEWTON ROAD, LOWTON, CHESHIRE, WA3 1PQ



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Step Into The Canvas Of This Artistically Inspired Red Brick Period Home – A Masterpiece Of Character And Charm With Unparalleled Farmland Views. With Four Bedrooms, High Ceilings, Parquet Flooring, Picture Rails, Period Fireplaces, Log Burner. A Surprisingly Spacious Home Featuring An Open Plan Kitchen/Diner, While A Useful Loft Space Awaits Your Creative Vision. The Garden Room Is Where Inspiration Takes Route. Close To The Travellers Rest Pub, Highfield Moss Nature Reserve, Newbank Garden Centre, And A Short Distance From Newton-le-Willows Train Station.

The property is approached via a sweeping brick paved driveway leading to an integral garage. The garage has an automatic up and over door, light and power.

The property forms a superb family home, occupying a slightly elevated position with open farmland views to front and rear. This fine home is complemented by GCH and UPVC double glazing and incorporates an entrance porch, a spacious hallway enhanced by parquet flooring, a bright bay fronted living room with feature period style fireplace, a useful pantry, a rear bay windowed sitting room enhanced by log burner, an open plan kitchen/diner enhanced by patio doors to rear and space for a range cooker, a laundry room, cloaks/wc, plus integral garage all to the ground floor, with large principal bedroom suite including dressing room and ensuite, three further good sized bedrooms and four piece family bathroom plus useful loft space with window to rear accessed by a pull down ladder.

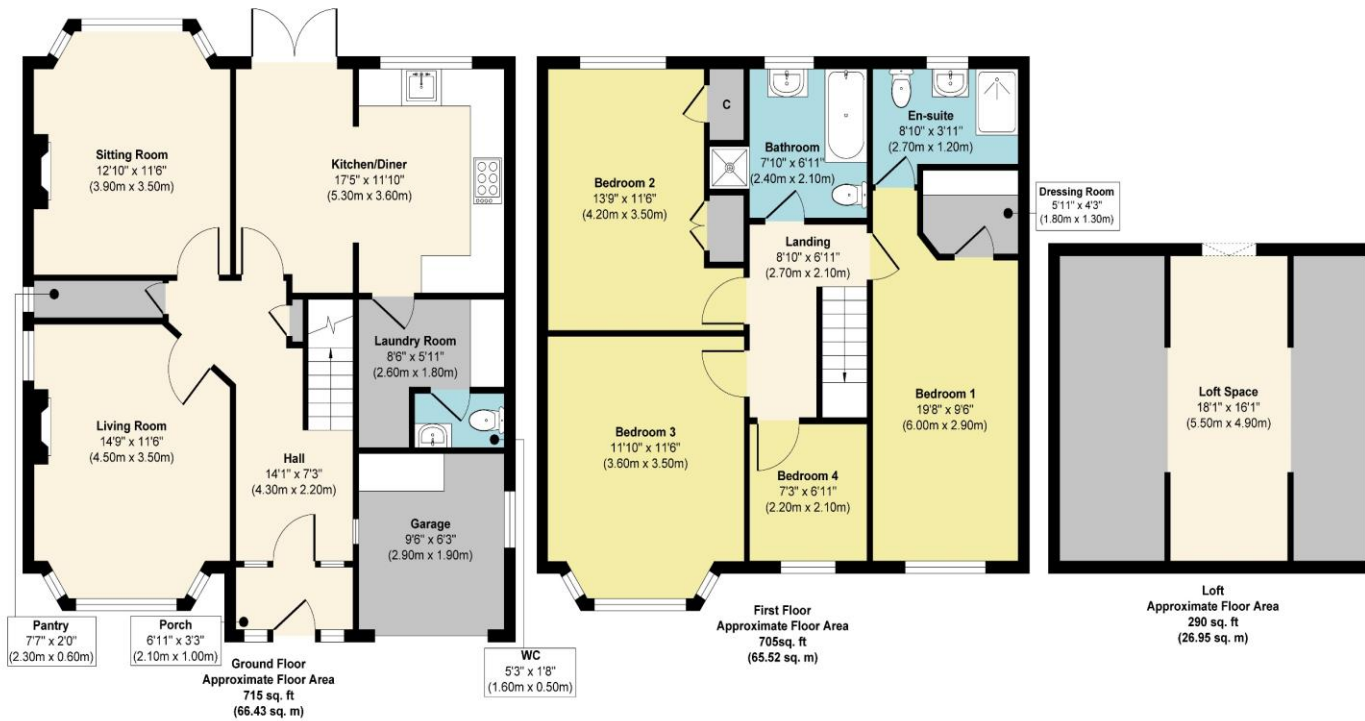
The grounds include a lawned fore garden with gate to side leading to a lawned rear garden with feature patio area, beech hedging, garden room with views, plus an additional piece of land to rear (understood to be leased at £10 per year). NO CHAIN INVOLVED



FRASER
REEVES



Newton Road Lowton



Approx. Gross Internal Floor Area 1710 sq. ft / 158.90 sq. m

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

Produced by Elements Property

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		

General Services:

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

Local Authority:

Wigan Borough Council

Council Tax:

Band E

Tenure:

Freehold

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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