



Newton Road

Lowton

Miller Metcalfe
Every step of the way

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Lowton

Semi Detached  3  2 EPC Rating - To be confirmed

A beautifully presented, pre-war semi-detached property, which is ideally placed for travel via the motorway network and the A580; East Lancs Road, which provides links into both Manchester and Liverpool.

The current vendors have successfully managed to combine contemporary and tasteful styling, whilst still retaining several period features, resulting in a charming and unique property, which works well for modern-day living.

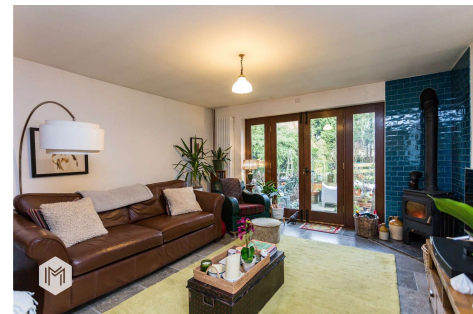
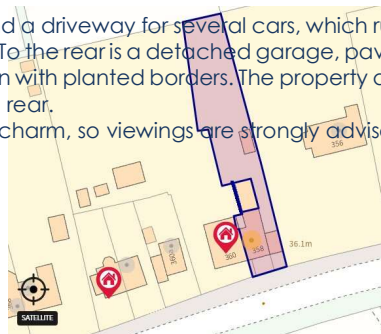
This extended period property is deceptively spacious, making it an ideal family home, offering the following accommodation:- Entrance vestibule, inner hall, lounge with a bay window, gas fire, with feature traditional style wooden surround and period style picture rails, second lounge/sitting room, fitted with a log burner with tiled back, limestone tiled floor, French doors providing picturesque views and access into the rear garden and an Oak staircase leading up to the fourth bedroom/sitting area. The well-proportioned kitchen is fitted with a range of modern white gloss wall and base units, with Quartz work surfaces and backsplash to complement, Rangemaster cooker and extractor hood, integrated dishwasher and fridge. Limestone tiled floor and partially tiled walls. Leading off the kitchen is the dining room, which has a Marble tiled floor and benefits from a further log burner, inset within an exposed brickwork surround, with a traditional clothes hanging rack above. A ground floor shower room with walk in shower, low level WC, pedestal hand basin and beamed ceiling, and a utility room complete the ground floor accommodation, with the latter being fitted with wall and base units, with space for a washing machine and fridge below.

The main second floor benefits from three double bedrooms and a generous family bathroom, comprising of a bath with glass shower screen, high level flush WC, pedestal hand basin, built in storage cupboard housing the boiler, partially tiled walls and a picture rail. There is a further room accessed from a second staircase leading up from the lounge, which would be ideal as a teenager's den, or could alternatively be used as a bedroom, if so required.

Externally, the property is fronted by Yorkshire paving and a driveway for several cars, which runs along the side of the property, where there is a car port. To the rear is a detached garage, paved patio, log storage area and a substantial lawned garden with planted borders. The property also benefits from views over farmland to both the front and rear. This property has so much to offer and is packed full of charm, so viewings are strongly advised, to fully appreciate all that it offers.

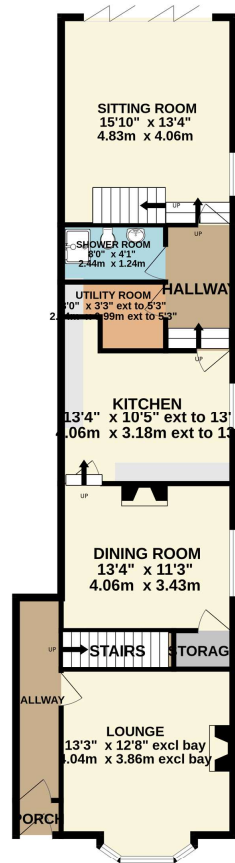
LOCAL AUTHORITY/COUNCIL TAX
Wigan
Band: D
Annual Price: £1,741 approx

TENURE - Freehold

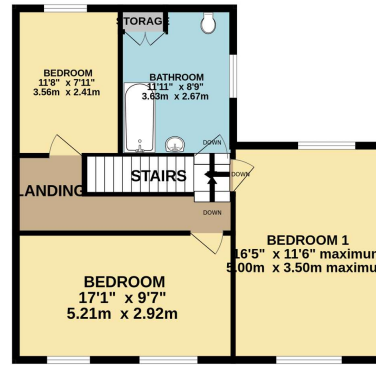




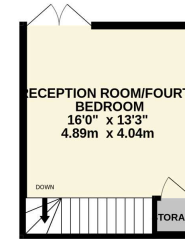
GROUND FLOOR
893 sq.ft. (82.9 sq.m.) approx.



MAIN 1ST FLOOR
636 sq.ft. (59.1 sq.m.) approx.



1ST FLOOR (FROM SITTING ROOM)
213 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 1741 sq.ft. (161.7 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.