



40 Thompson Farm Meadow

Lowton, Warrington, WA3 2UJ

O.I.R.O £329,995



Sapphire Homes are delighted to offer For Sale this immaculate 3 bedroom detached family home located on one of Lowton's most desirable developments which is built to a high specification with lots of upgrades from the current owner including made to measure shutters, landscaping, additional parking and new internal doors. Located in a delightful village lying around two miles from Leigh, seven miles south of Wigan and 11 miles west of Manchester city centre. The development is also perfectly positioned within easy reach of the many schools, local amenities and facilities of Lowton and is also situated off the A580 East Lancashire Road with the transport and motorway network just a short distance away. In brief the accommodation comprises a welcoming entrance hall, downstairs W.C., generous living area and a modern fitted kitchen / diner with integrated appliances and work surfaces to compliment with French doors leading out to the rear garden. To the first floor, the landing provides access to three well appointed bedrooms with the master bedroom boasting fitted robes and an en-suite with three piece shower suite and there is a family bathroom with three piece suite in white with shower over bath. The loft space has been boarded with ladders and lighting. The property is warmed by Gas Central Heating and also boasts a modern tasteful décor and UPVC double glazing throughout. Externally to the front elevation there is off road parking for 4 vehicles with potential for an additional secure gated space in the garden which would be useful for caravan storage or work vehicle. To the rear/side elevation there is a recently landscaped garden which enjoys a sunny aspect and is perfect for entertaining friends and family and has a patio, decking area, lighting and shed offering useful storage. To the front elevation the property overlooks a green space / pond area and early internal viewing is highly recommended to appreciate this wonderful family home.



GROUND FLOOR

Entrance / Hallway
W.C.

Lounge

Kitchen / Diner

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

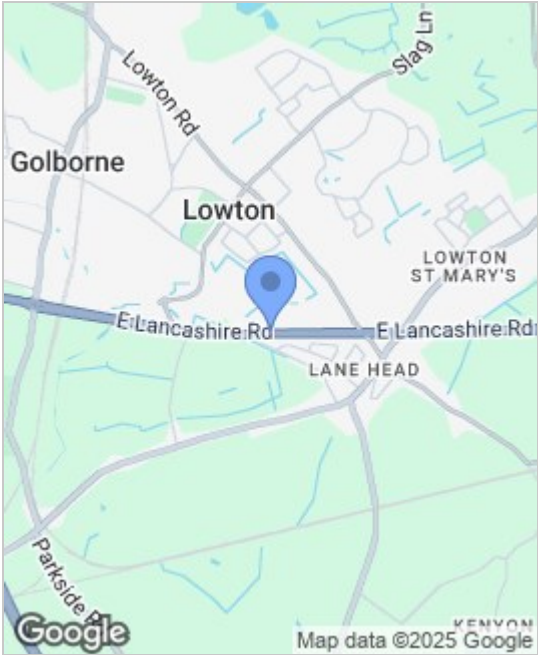
Bedroom 3

Family Bathroom

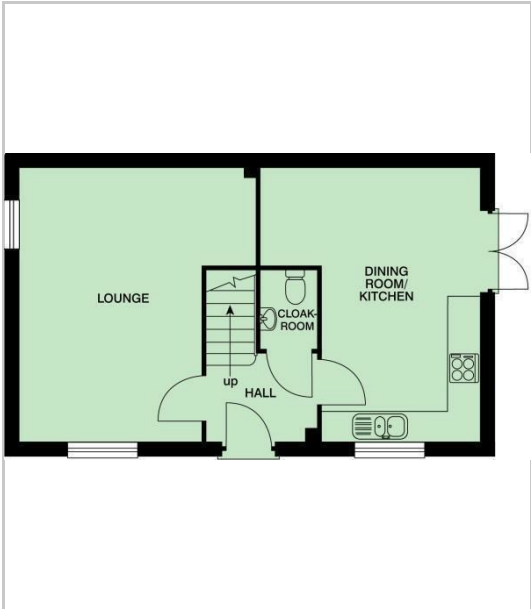
EXTERNAL

Rear Garden

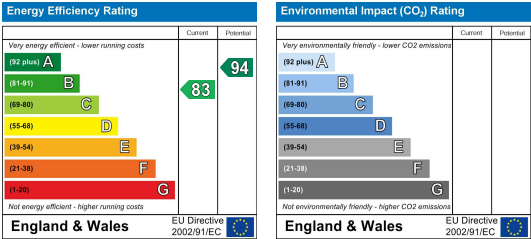
Area Map



Floor Plans



Energy Efficiency Graph



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