



**ROB LANE, NEWTON-LE-WILLOWS, WA12 0DR**



## ROB LANE, NEWTON-LE-WILLOWS, WA12 0DR

Discover Luxury Living At Its Finest In This Unique Five-Bedroom Property On Rob Lane. With Approximately 2400 Sq. Ft. Of Spacious Accommodation And Stunning Open Views, This Home Offers The Perfect Blend Of Elegance And Comfort. Close To The Vibrant High Street, Haydock Park Golf Course, And Willow Park, It Boasts A Double-Width Driveway, Attached Double Garage, And Raised Garden. Don't Miss Out - Nearing Completion. Schedule A Viewing Now!

The property is approached a double width driveway leading to the attached double garage.

Forming a superb family home, early buyers will have the opportunity to choose the kitchen and bathroom styles. The ground floor features an entrance hallway, lounge, 'L' shaped open plan kitchen, dining and sitting room with open views, utility room, cloaks/WC, along with an integral double garage with internal door. Upstairs, five generous bedrooms, two with ensuite shower rooms, plus a family bathroom.

Outside, a walled fore garden and pathways lead to a raised rear garden with stunning views and external lighting, creating the perfect family retreat.



Staged image



**Rob Lane, N-L-W**



**Approx. Gross Internal Floor Area 2407 sq. ft / 223.61 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

**General Services:**

All main's services are believed to be connected to the property.

**Local Authority:**

St Helens Borough Council

**Council Tax:**

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 firms employment has the authority to make or give any representation or warranty in respect of the property.