



FRASER
REEVES



FRASER
REEVES



FRASER
REEVES



FRASER
REEVES

WILLOW AVENUE
NEWTON-LE-WILLOWS
WA12 9TB

£539,000



WILLOW AVENUE, NEWTON-LE-WILLOWS, WA12 9TB

A 35 Foot Living Room, A Walk-in Wardrobe To The Principal Bedroom And A Cosy Garden Snug; Just Some Of The Prime Features Of This Stunning Property On Willow Avenue. Located On One Of Newton's Most Popular Roads, This Family Home Is Certain To Be In Demand.

Close to the high street, Newton-le-Willows train station, and Mesnes Park, this property is perfectly suited for families and individuals seeking a high-quality, contemporary home. The beautifully presented interior features a bright, reception hallway, open plan kitchen / living room with dining area, downstairs w.c, utility room and bedroom to the ground floor and two large bedrooms (one with en suite and walk in wardrobe) and family bathroom to the first floor.

Located in a tucked-away position to the corner of the Avenue, this property opens to a spacious gravelled driveway, providing private parking for 4-5 vehicles. There are established shrubs to the front of the property, providing privacy, whilst the beautifully presented rear garden features a well maintained lawn, a secure storage room and a unique, outdoor snug with log burner, suitable for all weather relaxing and entertaining.

General Services:

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

The ground floor of the property benefits from under floor heating, whilst the first floor is heated by gas central heating.

Local Authority:

St Helens

Council Tax:

C

Tenure:

Freehold



Ground Floor

Reception Hallway

A bright and welcoming entrance.

With painted walls, tiled flooring with under-floor heating, UPVC front door, UPVC double glazed feature windows to the front of the property and ceiling light fitting.

Lounge

A spacious family room that forms part of the open plan configuration with the kitchen / diner.

With painted walls, tiled flooring with under-floor heating, ceiling spotlights, double doors to reception hallway and 2 x UPVC double glazed French doors to rear garden.

Kitchen/ Diner

A contemporary and stylish space to cook, dine and entertain.

With a range of wall, base and drawer units, ceiling spotlights, UPVC double glazed window to the front aspect, island with breakfast bar, additional cupboard space, 5 ring gas hob and extractor over, UPVC door to side of property, 2 x UPVC double glazed window to side aspect, UPVC double glazed window to rear aspect, integrated fridge / freezer, integrated full size dishwasher, painted walls, tiled flooring with under-floor heating, 2 x integrated ovens and sink with hot water tap.

Downstairs W.C:

Modern and convenient for downstairs guests.

With tiled flooring with under-floor heating, tiled / painted walls, ceiling lights, UPVC frosted double glazed window to front aspect, white hand basin, and w.c.

Utility room:

A practical and generous sized room, ideal for all utility tasks and everyday jobs.

With tiled flooring with under-floor heating, painted walls, base units with modern worktop, sink with mixer tap, UPVC double glazed window to the front aspect, space for 2 x under counter appliances, cupboard housing boiler and ceiling spotlights.

Bedroom 3 (downstairs)

A very large third bedroom, conveniently located on the ground floor of the property. Particularly ideal for guests, the room measures the entire length of the property, bringing with it the potential to divide into 2 separate rooms (subject to planning).

With tiled flooring with under-floor heating, painted walls, UPVC double glazed window to the front aspect, UPVC double glazed window to the rear aspect and ceiling spotlights.

First Floor

Principal Bedroom

A relaxing principal bedroom, with the added benefit of an en-suite and a walk-through wardrobe to the rear.

With carpeted flooring, painted walls, ceiling spotlights, UPVC skylight windows to the front and rear aspect, and access to eaves for storage.

Walk-in wardrobe area

A stand-out feature of the property.

With carpeted flooring, painted walls, UPVC skylight window to the rear aspect, ceiling spotlights and made to measure furniture for clothes, coats and shoes.

En-Suite

A handy addition to the principal bedroom.

With contemporary sink unit, w.c, shower cubicle, ceiling spotlights, UPVC double glazed skylight window to the rear aspect, heated towel rail, laminate flooring and tiled / painted walls.

Bedroom 2

Another ample sized bedroom, with plenty of space for a kingsize bed and other furniture.

With carpeted flooring, painted walls, ceiling spotlights, UPVC double glazed windows to the front and rear and access to eaves for storage.

Family Bathroom

A simple and striking design.

With tiled flooring, tiled / painted walls, ceiling spotlights, UPVC double glazed skylight window to the rear aspect, white w.c, freestanding bath and sink unit.

Externally

To the front, you will find a large, gravelled driveway with room for 4-5 vehicles.

To the rear, there is a good-sized garden laid to lawn, with patio area and a raised bed to the corner.

Additionally, a storage room with alarmed shutters provides secure outdoor storage, whilst the adjoining covered garden snug with it's own log burner provides a cosy outdoor space for entertaining in all seasons.



Approx. Gross Internal Floor Area 1790 sq. ft / 166.31 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		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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.

103 High Street, Newton-le-Willows WA12 9SL
 Tel: 01925 222555
 www.fraser-reeves.co.uk

Fraser Reeves Estate Agents
 @FraserReevesEA
 fraserreevesestateagents

