



Peninsula Drive  
Newton Le Willows

£335,000





# Peninsula Drive, Newton Le Willows, Merseyside, WA12 8AP

*A Stunning, Detached Family Residence With FOUR Bedrooms, Off Road Parking And a Generous Rear Garden With A Sunny Outlook.*

*This Beautiful Home Is Situated On The Popular Vulcan Park Development And Was Only Built in 2022. Additional Standout Benefits Include An Integral Garage, Utility Room And A Freehold Tenure. Call To Arrange Your Viewing On 01925 222555*

The property is approached via a double driveway, providing off road parking for 2 vehicles, in addition to an integral single garage.

The property comprises of an entrance hall, living room, kitchen-diner, w.c and utility room to the ground floor, with four bedrooms (one with en-suite) and a family bathroom to the first floor.

The grounds include a generous and landscaped rear garden that is laid to lawn, with an attractive patio area.

**General Services:**

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

**Local Authority:**

St Helens Council

**Council Tax:**

E

**Tenure:**

Freehold



## **GROUND FLOOR**

### **Entrance Hall**

With hard flooring, entrance to living room and carpeted stairs to first floor landing.

### **Living Room**

With hard flooring, panelled feature wall, UPVC double glazed window to the front aspect, radiator and entrance to kitchen-diner.

### **Kitchen-diner**

With hard flooring, a range of contemporary, high quality wall, base and drawer units, integrated fridge-freezer and dishwasher, 5 ring gas hob with extractor fan over, mid-height oven, breakfast bar, UPVC double glazed window to rear aspect, UPVC double glazed French doors to rear garden and doors to living room, garage, utility room and w.c.

### **Utility Room**

With hard flooring, base units, 2 under counter spaces, UPVC double glazed window to rear aspect and doors to kitchen and w.c

### **W.C**

With hard flooring, low level w.c, pedestal sink, radiator and door to utility room.

## **FIRST FLOOR**

### **Landing**

With carpeted flooring, loft hatch, radiator and doors to all bedrooms and family bathroom.

### **Principal Bedroom**

With carpeted flooring, UPVC double glazed full length window to the front aspect, built-in wardrobe, radiator and door to en-suite.

### **En-Suite**

With tiled flooring, part-tiled walls, large shower cubicle, w.c, pedestal sink, frosted UPVC double glazed window to front aspect and heated towel radiator.

### **Bedroom 2**

With carpeted flooring, double glazed UPVC window to front aspect, radiator and built in wardrobe.

### **Bathroom 3**

With carpeted flooring, UPVC double glazed window to rear aspect and radiator.

### **Bedroom 4**

With hard flooring, UPVC double glazed window to rear aspect, and radiator.

### **Family Bathroom**

With hard flooring, part-tiled walls, large shower cubicle, bath with shower over, w.c, pedestal hand basin, frosted UPVE double glazed window to rear aspect and radiator.

**Peninsula Drive, N-L-W**



Score	Energy rating	Current	Potenti
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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