











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:

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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 kitchendiner.

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.

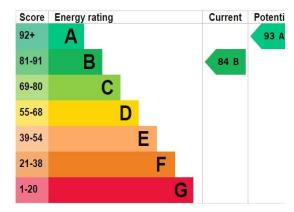


Approx. Gross Internal Floor Area 1399 sq. ft / 130.05 sq. m









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.

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