



WILLOW ROAD
NEWTON-LE-WILLOWS
MERSEYSIDE
WA12 9SX

£250,000
NO CHAIN INVOLVED



WILLOW ROAD, NEWTON-LE-WILLOWS, WA12 9SX

An All Too Rare Opportunity To Purchase An Attractive Semi Detached Dormer Bungalow. This Desirable Property Is Situated In A Sought After Location, With Woodland At The Rear And Close Proximity To The Bustling High Street, Newton-le-Willows Train Station, As Well As Willow & Mesnes Parks.

The property is located on a charming tree lined road and boasts a brick paved pathway which leads to the front entrance. The fore garden is adorned with lovely raised flower beds that showcase a diverse array of shrubs. To the side, you'll find a driveway and rear garage.

Inside, the accommodation is well appointed and includes a through hallway, a cosy lounge, an archway with sliding double doors leading to the dining room, and a modern kitchen. Upstairs, you'll discover three bedrooms and a stylishly designed shower room.

Moving to the rear of the property, you'll find a delightful, enclosed garden. This outdoor space is further enhanced by a glazed veranda and features artificial grass and raised beds. Moreover, the rear garden provides a sense of privacy, as it is not directly overlooked.

General Services:

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

Local Authority:

St Helens Borough Council

Council Tax:

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Tenure:

Freehold



Entrance Hall

A spacious through hallway welcomes you, featuring a spindled staircase leading to the first floor and providing access to both the lounge and the rear kitchen.

Lounge

Another spacious room enhanced by bow window to front elevation, feature fire surround and double pocket doors opening through to: -

Dining Room

With window to rear elevation, archway to kitchen.

Kitchen

The kitchen is equipped with a contemporary array of wall, base, and drawer units, complemented by a ceramic hob, oven, microwave, and ceramic sink. It also features a window overlooking the garden and a door providing access.

First Floor

Landing

A spacious potential study or reading area.

Principal Bedroom

With window to front elevation.

Bedroom 2

With window to rear elevation overlooking woodland.

Bedroom 3

With window to front elevation.

Shower Room

A generous room with WC, wash hand basin and shower cubicle.

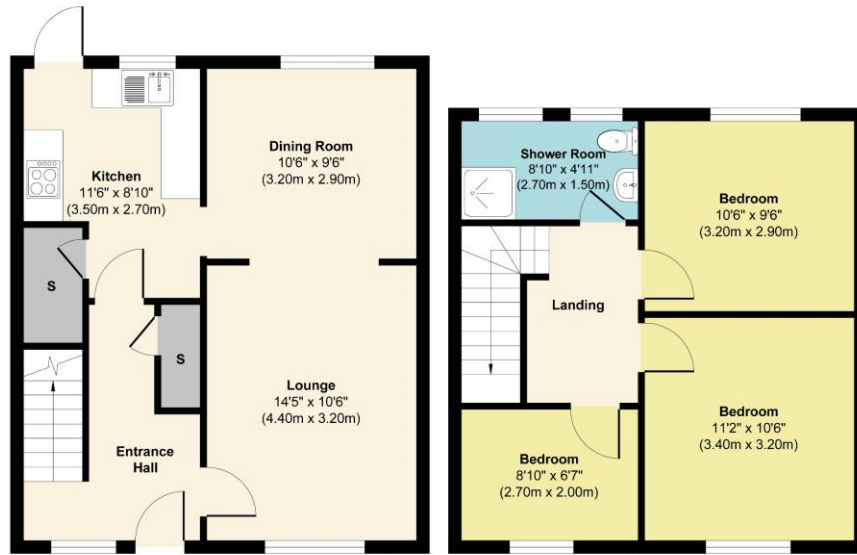
Garage

Brick built with up and over door to front elevation, useful side access door.





Willow Road, Newton-le-Willows



Ground Floor
Approximate Floor Area
465 sq. ft
(43.20 sq. m)

First Floor
Approximate Floor Area
413 sq. ft
(38.40 sq. m)

Approx. Gross Internal Floor Area 878 sq. ft / 81.60 sq. m

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



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.

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