



SOUTHWORTH LODGE

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A Distinctive Self Build Four Bedroom Detached True Bungalow, Situated In A Secluded Position Within This Sought After Prime Location.

Close to the high street, Newton-le-Willows train station, and Willow Park, this property is perfectly suited for families and individuals seeking an easily maintainable, single storey home. The beautifully presented interior features an impressive reception hallway, a spacious lounge, an open plan kitchen and dining area, a utility room, a family bathroom, four bedrooms two with ensuites.

Approached by its own long, winding driveway offering privacy with double electric gates, this property opens to a spacious driveway, providing ample parking for multiple vehicles and leading to the detached 3 car garage. The beautifully presented gardens extend to both sides of the property and feature well maintained lawns, borders adorned with specimen shrubs, a water feature, and privacy hedging that effectively screens the surroundings.

General Services:

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

Local Authority:

St Helens

Council Tax: F

Tenure:

Freehold



Entrance Porch: A welcoming entrance, with double doors.

Reception Hallway: An impressive reception area with Georgian inspired ceiling rose and mouldings, chandelier light fitting, feature stained glass window. A functional space most recently utilised as a formal dining area.

Cloaks / W.C: Conveniently located off the main hallway, this room has a WC, sink, part-tiled walls, extractor fan, ceiling light, wood double glazed frosted window to the rear aspect and decorative dado. Cloaks cupboard providing useful storage.

Snug: A warm and cosy family room facing the front elevation with double glazed window, enhanced by feature fireplace and radiator.

Lounge: A bright and spacious room, ideal for larger family gatherings with double glazed patio doors opening and overlooking the attractive garden, this is a room for relaxing and entertaining in all seasons. Enhanced by feature fireplace and two double glazed windows to the front elevation.

Open Plan Kitchen/ Diner: A contemporary design, with ample cupboard space. Overlooking the beautiful gardens, with tiled flooring, under-unit lighting, 5 ring gas hob, integrated Hotpoint dishwasher, integrated fridge and freezer, double oven, built-in microwave, tiled walls, double glazed window to the side elevation.

Utility Room: A large and most useful utility located just off the kitchen/diner. With tiled flooring, a range of wall and base cupboards, space for tall appliances, double glazed window to side elevation and door to rear of property. Cupboard housing gas central heating boiler, loft access hatch with pull down ladder.

Rear Covered Porch:

Garden WC: Handy for the garden, this WC is location just outside the utility room at the rear of the property. With a WC, wood double glazed window with frosted glass to the rear aspect and useful shelving.

Principal Bedroom: An impressive and spacious room with window overlooking the private rear gardens.

Principal Bedroom En-Suite:

A contemporary suite with tiled flooring, ceiling spotlights, panelled ceiling, WC, sink, heated towel rail, shower cubicle, bidet, frosted window to the rear aspect and tiled walls.



Bedroom 2: A bright room to the front elevation, with radiator, built-in wardrobes, and double glazed window to the front elevation.

En-Suite: With part tiled walls, tiled flooring, double glazed frosted window to side elevation, pedestal sink, WC, shower cubicle, radiators and heated towel rail.

Bedroom 3: With window overlooking the private rear gardens.

Bedroom 4/Study: Located at the front elevation, this tucked away room is the ideal space for working from home, however it would also make a good 4th bedroom. With radiator, ceiling spotlights, double glazed window to the front elevation.

Family Bathroom: Fitted with WC, pedestal sink and bath with shower over, tiled walls, double glazed frosted window to the side elevation, radiator.

Externally: Set in this generous private plot the property boasts two large beautifully landscaped gardens to either side, one with ornamental fishpond. Both gardens are laid to lawn with paved pathways and established beds and borders. Additionally, there is a glass greenhouse, vegetable patch and a large 3 car garage with electric roller shutters for added security.

The extensive block-paved driveway is accessed via the winding, private driveway, and electric gates with parking for several vehicles.

Southworth Lodge, Southworth Road, Newton-Le-Willows



Approx. Gross Internal Floor Area 2361 sq. ft / 219.35 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		
69-80	C		78 C
55-68	D	68 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.

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