



THE HAWTHORNS
NEWTON ROAD, WINWICK, CHESHIRE, WA2 8LB

Offers In The Region Of
£650,000



THE HAWTHORNS

NEWTON ROAD, WINWICK, CHESHIRE, WA2 8LB

Set In A Private Generous Walled And Gated Plot This 2200 Sq.Ft 5 Bedroom Individual Detached Home Is Packed With Features, Ideal For A Large Or Growing Family.

The property is set in a large plot with gardens to the front, rear and side elevation with plenty of parking and a detached double garage with further potential to develop.

The property forms a superb family home and is beautifully maintained, decorated and incorporates hallway, stunning formal lounge, dining room, sitting room, generous kitchen, utility room and cloaks/WC all to the ground floor with 5 bedrooms, principal bedroom with dressing room and ensuite plus luxury family bathroom to the first floor.

General Services:

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

Local Authority: Warrington Borough Council

Council Tax: Band D

Tenure: Freehold



Entrance Hall

A through hallway with radiator, staircase to first floor, radiator, access to lounge and rear kitchen.

Lounge

A stunning main reception room with 'wow' factor fire place with inset flame effect fire, inset lighting, bow window to front elevation, radiator, open archway to:-

Dining Room

With a cathedral style ceiling, window and double doors overlooking and giving access to the private rear gardens, design radiator.

Kitchen

Another spacious room enhanced by a range of solid wood wall, base and drawer units, recessed range cooker, breakfast bar, double French doors to garden.

Utility Room

A most useful room fitted with wall and base units, cupboard housing modern Worcester 'Combi' boiler.

Cloaks/WC

With wash hand basin, WC, radiator, window to rear elevation.

First Floor

Landing

A spacious area, spindle balustrade, oversize loft hatch with pull down ladder, ideal for storage, useful airing cupboard with shelving.

Principal Bedroom

A large and bright room with bow window to front and side window with views towards the historic Swan Public House radiator, door to:-



Dressing Room

With fitted wardrobes to either side, door through to:-

Ensuite

With a luxury suite comprising glazed shower cubicle, WC, wash hand basin, window to rear elevation.

Bedroom 2

Another spacious room with radiator, window to rear elevation.

Bedroom 3

A good sized room with radiator, window to front elevation.

Bedroom 4

With radiator, window to front elevation.

Bedroom 5/Study

Currently arranged as a study with radiator, window to rear elevation.



Luxury Family Bathroom

A spacious room fitted with a double size glazed shower cubicle, twin wash hand basins, WC and bath, radiator, window to rear elevation.

Gardens

Lawned fore garden with high hedging providing privacy, large lawned rear garden with feature garden wall providing a quiet and peaceful space with large double gates to the side elevation (Rectory Lane), leading to a gravel area providing plenty of parking plus a detached brick built double garage with potential for expansion if required.

**FRASER
REEVES**



Approx. Gross Internal Floor Area 2200 sq. ft / 204.46 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	74 C	78 C
55-68	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.

103 High Street, Newton-le-Willows WA12 9SL

Tel: 01925 222555

www.fraser-reeves.co.uk

Fraser Reeves Estate Agents

@FraserReevesEA

fraserreevesestateagents

