



PARK ROAD NORTH, NEWTON-LE-WILLOWS, WA12 9TD

£425,000



FRASER
REEVES

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A rare opportunity to acquire a spacious (over 1500sq.ft) five bedroom bay fronted period semi detached family home of character in this prime residential locality.

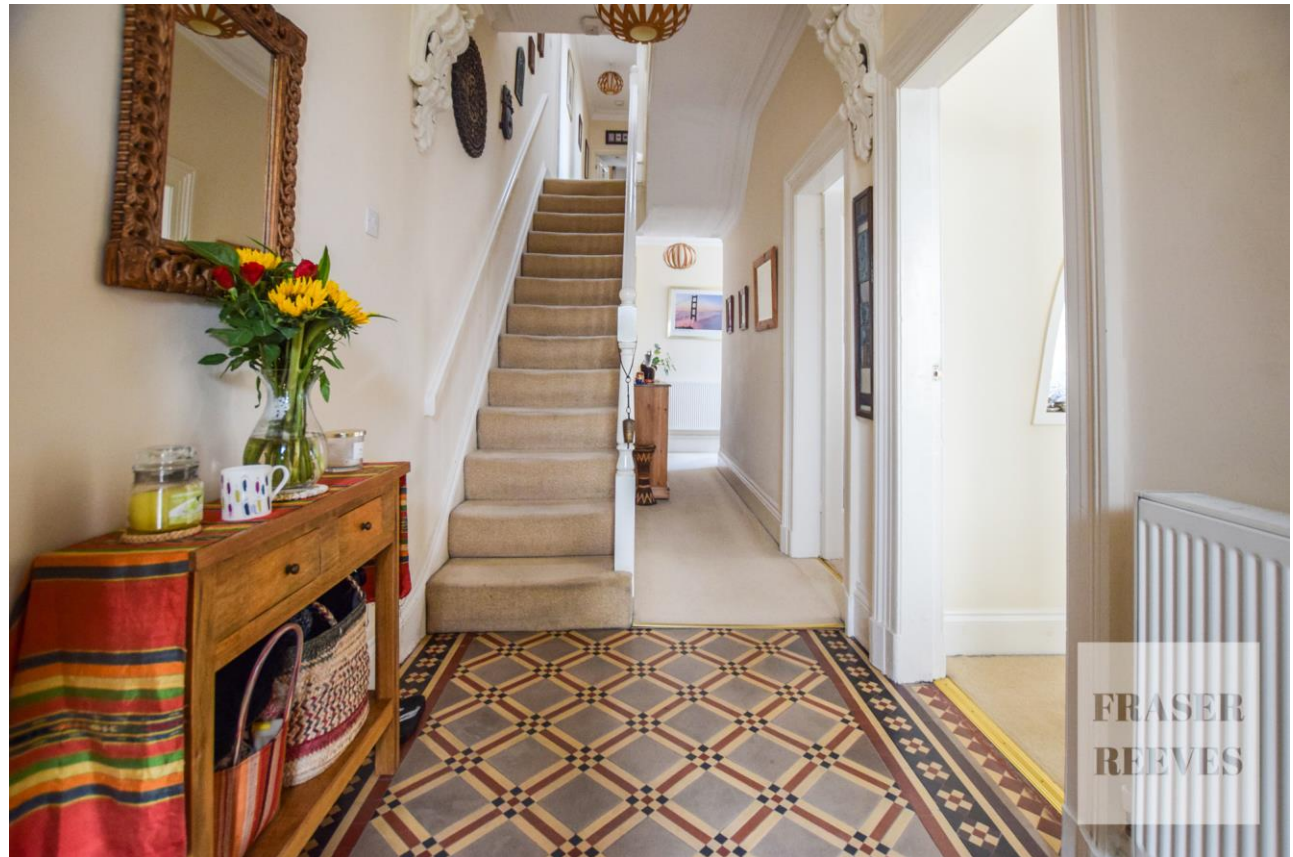
The property is approached by a wrought iron gate, pathway and is well screened with mature specimen trees and bushes.

The property forms a spacious family home with high ceilings and retains many desirable period character features, is warmed by gas central heating, and incorporates a generous hallway, two reception rooms, large open plan kitchen/diner, useful outhouse, all to the ground floor with five bedrooms, two ensuite shower rooms and contemporary family bathroom to the first floor.

General Services: All mains services are believed to be connected to the property.

Local Authority: St Helens Borough Council.

Council Tax: Band D



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Entrance Vestibule: Inner door to: -

Hallway: A spacious 'L' shaped area, enhanced by stunning period floor tiles, radiator, window to side elevation, period spindled staircase.

Lounge: A bright room enhanced by bay window to front elevation, two windows to side elevation, center ceiling light rose, archway with double doors through to: -

Dining Room: Enhanced by cast iron fireplace, two windows to side elevation, window overlooking rear gardens.

Open Plan Kitchen/Diner: A great entertaining space, **kitchen area** - fitted with a range of white gloss wall and base units, four ring gas hob, electric oven, and extractor hood over. **Dining area** - enhanced by French doors overlooking gardens, radiator, ceiling spotlights, deep ceiling coving.

Landing: Split level, enhanced by skylight window above, useful built-in airing cupboard.

Bedroom 1: With radiator, deep coving, window to front elevation.

Bedroom 2: An 'L' shaped room, deep coving, window to side elevation.

Ensuite: Contemporary suite comprising tiled shower cubicle, vanity unit housing wash hand basin, low level WC, feature tiled walls and flooring, window to side elevation.

Bedroom 3: With radiator, deep coving, window to side elevation.

Bedroom 4: With radiator, window to rear elevation.

Ensuite: Contemporary suite comprising tiled shower cubicle, low level WC, vanity unit housing wash hand basin, feature tiled walls and flooring, window to rear elevation.

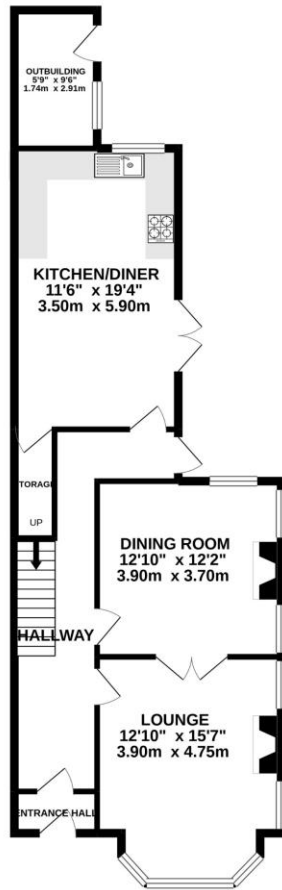


Bedroom 5: With radiator, deep coving, window to front elevation.

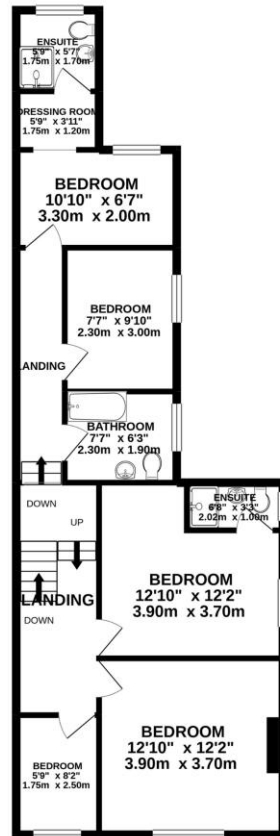
Family Bathroom: Contemporary suite comprising shaped bath with shower over and glazed shower screen, vanity unit housing wash hand basin, low level WC, feature tiled walls and flooring, window to side elevation.

Gardens: Private walled garden with lawn, feature specimen trees to rear, paved side patio, side access gate.

GROUND FLOOR
777 sq.ft. (72.2 sq.m.) approx.

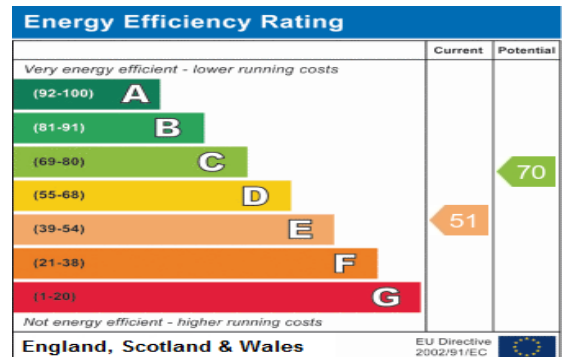


1ST FLOOR
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 1530 sq.ft. (142.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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