



CROW LANE EAST  
NEWTON-LE-WILLOWS  
WA12 9TS

OFFERS OVER £240,000



CROW LANE EAST, NEWTON-LE-WILLOWS, WA12 9TS

A Superbly Appointed Three Bedroom Mews House Commanding An Elevated Position In This Sought After Location Convenient For Both Railway Stations And A Short Distance From The Buoyant High Street. This 'Show Home' Style Property Is Ready To View Now.

Elevated from the road the property is accessed by steps with a cottage style fore garden.

The property comprises entrance hall, cloaks/WC, spacious lounge, kitchen/diner all to the ground floor with three bedrooms, family bathroom and ensuite shower room.

The grounds include a good sized low maintenance rear garden with decking area ideal for barbeques, artificial lawn and paved pathway. A rear gate gives access to the private parking area with 2 potential parking spaces.

**General Services:**

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

**Local Authority:**

St Helens Borough Council

**Council Tax:**

Tax Band C

**Tenure:**

Leasehold



### **Entrance Hall**

With radiator, glazed door to lounge.

### **Cloaks/WC**

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

### **Lounge**

A spacious room enhanced by wood panelling to main wall, wood effect flooring, radiator, open staircase to first floor, glazed double doors through to: -

### **Kitchen/Diner**

A bright space enhanced by window plus patio doors overlooking and giving access to the rear garden. Kitchen area fitted with a contemporary range of white gloss wall, base, and drawer units, inset four ring hob, extractor hood, electric fan oven, under unit lighting, sink with mixer tap. Dining area with radiator.

### **First Floor**

#### **Landing**

#### **Principal Bedroom**

With window to rear elevation, single panel radiator.

#### **Ensuite**

Contemporary suite comprising shower cubicle, wash hand basin and WC, inset ceiling spotlights.

#### **Bedroom 2**

With window to front elevation, single panel radiator.

#### **Bedroom 3**

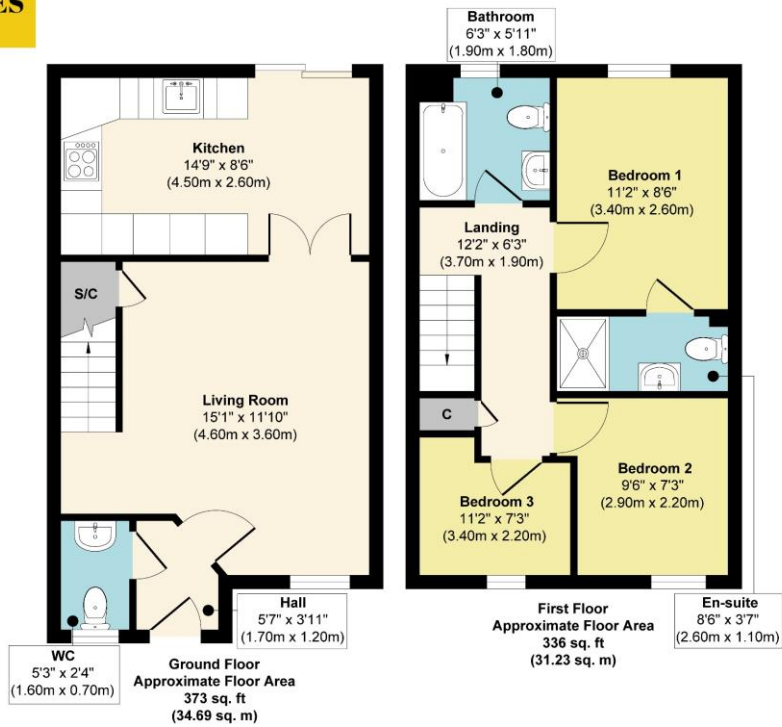
With window to front elevation, single panel radiator.

#### **Family Bathroom**

A contemporary white three piece suite.



**FRASER  
REEVES**



**Approx. Gross Internal Floor Area 709 sq. ft / 65.92 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	80 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.

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