



CHOLMLEY DRIVE, NEWTON-LE-WILLOWS, WA12 8EE



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Luxurious Four Bed Family Home In A Prime Cul-De-Sac Location Boasting An Envious Fusion Of Elegance And Functionality, This Skillfully Extended Residence Is Taylor Made For Discerning Families Seeking The Ultimate Indoor And Outdoor Entertaining Space.

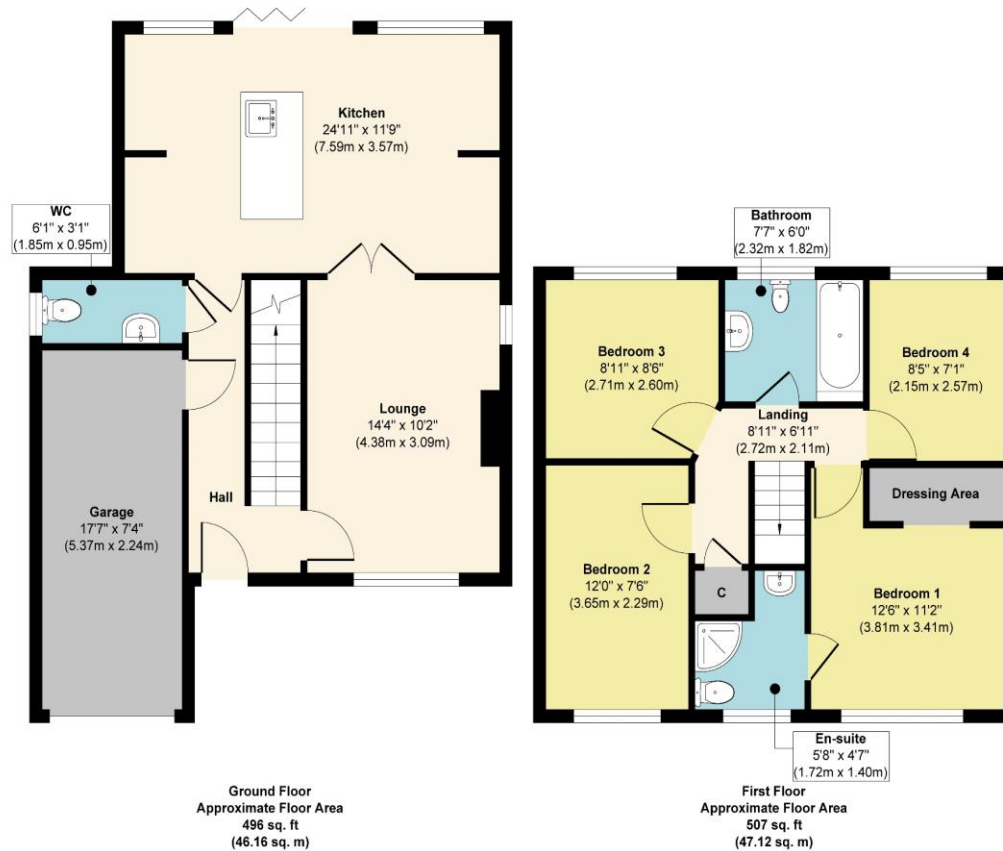
The property is approached via a double width driveway leading to the attached garage.

The property forms a superb family home and is beautifully maintained, decorated and incorporates a through hallway, lounge with double doors to kitchen/diner with bifold doors overlooking gardens, cloaks/WC, attached garage with useful integral door, all to the ground floor with four bedrooms, family bathroom and ensuite shower room to the first floor.

The grounds include a lawned fore garden with side access gate, a stunning rear garden enhanced by Indian stone paving, feature summer house with electric lighting and bar area ideal for entertaining.







**General Services:**

All main's services are believed to be connected to the property.

**Local Authority:**

St Helens Borough Council

**Council Tax:**

Band E

**Tenure:**

Freehold

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 84 B      |
| 69-80 | C             | 75 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.