



CROW LANE WEST  
NEWTON-LE-WILLOWS  
WA12 9YP

£250,000





## CROW LANE WEST, NEWTON-LE-WILLOWS, WA12 9YP

Step Into Contemporary Comfort With This Outstanding Three Bedroom Semi Detached Property, Meticulously Crafted By A Renowned Local Builder Celebrated For Their Commitment To Quality. Boasting Flawless Presentation From The Inviting Conservatory To The Convenient Driveway And Manicured Gardens, Every Detail Has Been Thoughtfully Curated To Enhance Modern Living. Nestled In A Prime Convenient Location Offering Easy Access To Local Amenities.

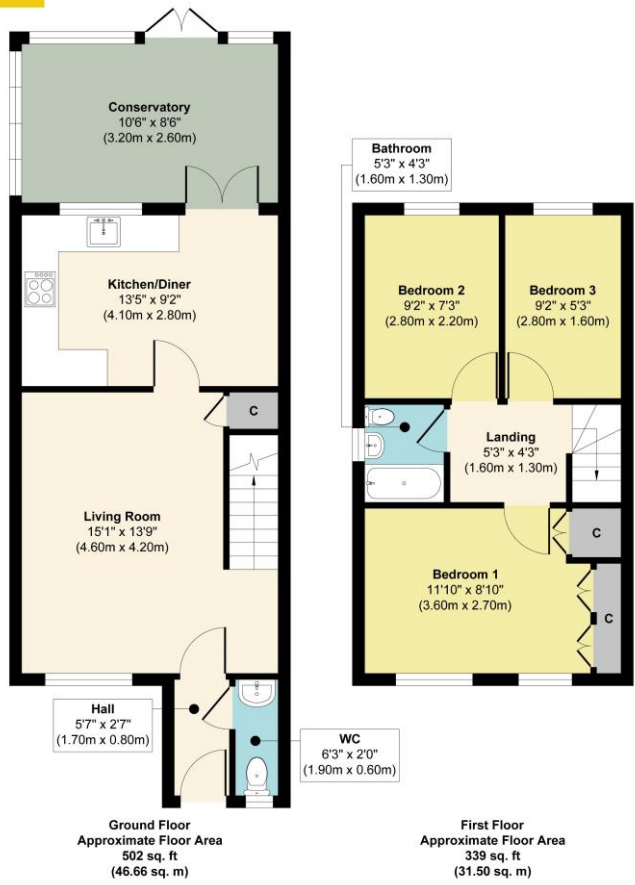
The property is approached via both a gated path and driveway which runs past the side of the property providing valuable parking.

The property incorporates entrance hallway, cloaks/WC, spacious lounge, kitchen/diner, feature conservatory all to the ground floor with three bedrooms and family bathroom to the first floor.

The grounds include a walled fore garden/parking area, gate to side, manicured rear garden with lawn, paved patio and decking area ideal for entertaining.







**Approx. Gross Internal Floor Area 841 sq. ft / 78.16 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

**General Services:**

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

**Local Authority:**

St Helens Borough Council

**Council Tax:**

B

**Tenure:**

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 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.