



ASHTON ROAD, NEWTON LE WILLOWS, WA12 0AH



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This beautiful home seamlessly blends classic period features with contemporary style. As you step inside, you'll be greeted by high ceilings and original features that speak to the home's rich history, complemented by contemporary finishes throughout. Located just a short walk from Newton le Willows High Street, you'll enjoy easy access to local shops, cafes, and amenities. Hope Academy is also conveniently close, making this home ideal for families. Presenting a rare opportunity to own a period property in a prime location, don't miss your chance to make this your forever home.

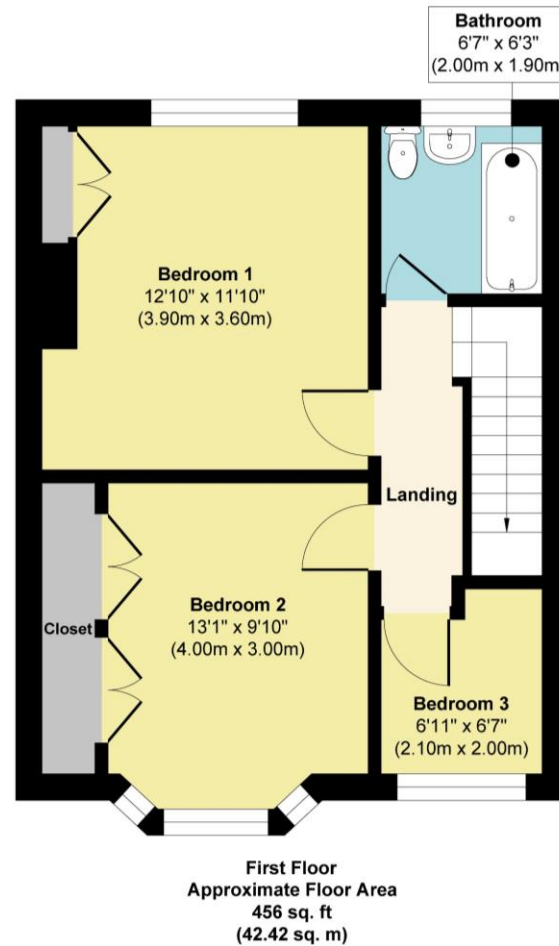
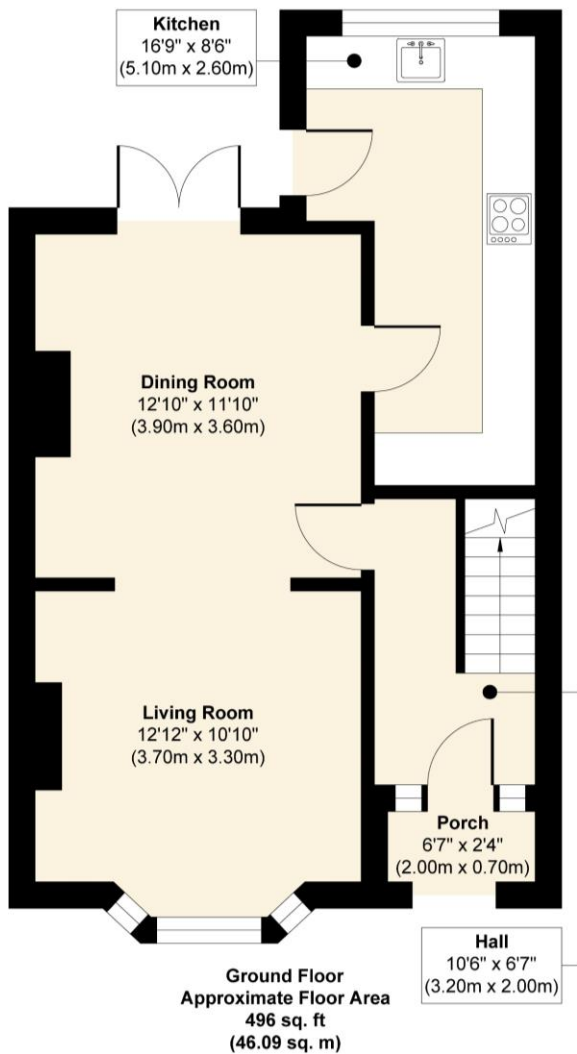
The property is set back from Ashton Road and accessed via the wrought-iron, double gated driveway.

The property forms a superb family home, and incorporates entrance vestibule, internal hallway, open plan living / dining room and contemporary kitchen to the ground floor, with a stylish family bathroom and three bedrooms to the first floor.

The grounds include ample driveway parking, garage, an attractive and established front garden that is laid to lawn, and a sunny rear courtyard garden also.







General Services:

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

Construction Type: Brick, render and slate

Heating type: gas central heating

Broadband (if known): standard 16mbps download, 1mbps upload, superfast 40mbps download, 7mbps upload, ultrafast 1000 mbps download, 220mbps upload.

Mobile Signal/Coverage: O2 voice likely, data limited, EE voice limited, data limited, Vodafone voice emailed, data limited.

Rights/Restrictions: unknown.

Flood Risk (if known): none

Existing Planning Permissions: none

Local Authority:

St Helens Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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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