



MCCORQUODALE GARDENS, NEWTON LE WILLOWS, WA12 0AA



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Discover This Exceptional 4-Bedroom Family Home, Perfectly Nestled In A Highly Sought-After Location Just Off Southworth Road. With Willow Park's Serene Greenery, Newton-Le-Willows Train Station, And The Vibrant High Street All Within Walking Distance, This Rare Market Offering Promises Unparalleled Convenience And Charm. Act Fast; Homes Of This Caliber Seldom Stay Available For Long!

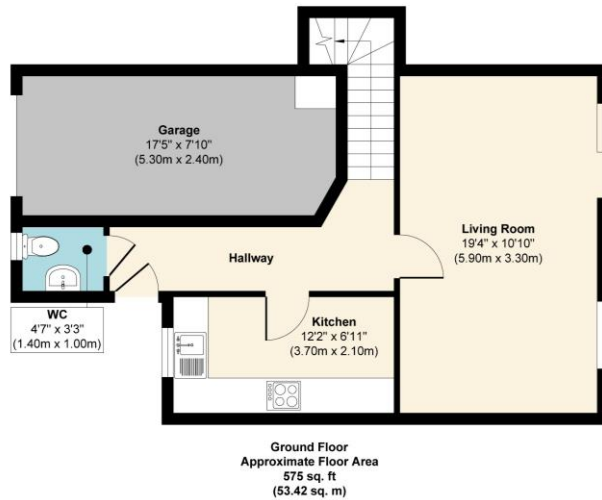
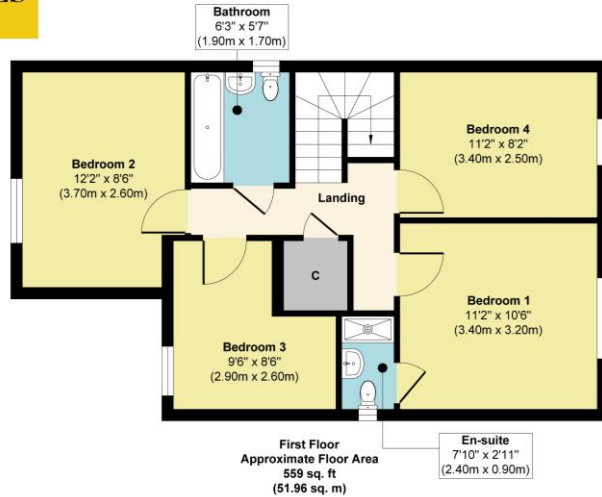
The property is approached via a double width driveway, from which both the house and garage can be accessed.

The property forms a superb family home, and incorporates a welcoming hallway, handy downstairs w.c, contemporary kitchen with fitted some integrated appliances and living room with dining area to the ground floor, with four good sized bedrooms (en-suite to one) and a family bathroom to the first floor.

The grounds include a driveway and single integrated garage to the front of the property, whilst there's an attractively established garden to the rear, laid to lawn with mature shrubs, raised patio area and wooden summer house.







Approx. Gross Internal Floor Area 1134 sq. ft / 105.38 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.

Construction Type: Brick and tile

Heating type: Gas Central Heating

Broadband: 15mpbs (standard download), 1mbps (standard upload).
77mbps (superfast download), 20mbps (superfast upload).

Mobile Signal/Coverage: Vodafone (good), Three (good), O2 (good).

Rights/Restrictions: ask for details

Flood Risk: Very low (surface water flooding and flooding from rivers and the sea)

Existing Planning Permissions: none

Local Authority:

St Helens

Council Tax:

D

Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	82 B	
69-80	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.