



**CRABTREE CLOSE
NEWTON-LE-WILLOWS
WA12 8BD**

£360,000



CRABTREE CLOSE, NEWTON-LE-WILLOWS, WA12 8BD

A Beautifully Presented Family Home, Easily Within Walking Distance Of Newton High Street, Newton Le Willows Train Station And The Always Popular, OFSTED Outstanding St Peters Primary School.

Standout Features Of This Contemporary Detached Home Include The Deluxe Family Bathroom, A Spacious Conservatory, Integral Garage, Double Driveway and Stunning Kitchen, Complete With Luxury Black Granite Worktops.

The property is approached via a private, double driveway that comfortably allows parking for two vehicles. The front entrance is protected from the elements by the covered porch area, whilst access to the rear garden is also available through the side gate.

The accommodation on offer comprises entrance hallway, downstairs w.c, living room / dining room, conservatory, kitchen / diner all to the ground floor, with three bedrooms (one with shower en-suite) and a family bathroom to the first floor. There are also two separate loft spaces, accessible from the garage and bedroom two, providing ample additional storage.

To the rear is a generous and secure garden, laid to lawn, with patio area for family entertaining in the warmer months.







Approx. Gross Internal Floor Area 1173 sq. ft / 109.15 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:

D

Tenure:

Leasehold (nb. owner has purchased right to freehold title, which will transfer along with the property when sold)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 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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