



CROSS LANE, NEWTON-LE-WILLOWS, WA12 9QA



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Step Into Elegance With This Impressive 2600sq.ft, Four Bedroom Detached Period Home! Nestled On A Generous Plot, This Spacious Residence Offers The Perfect Blend Of Classic Charm And Modern Comfort. With Ample Living Space And **Potential For Development**, Including A Rear Garage, This Property Is A Rare Find. Don't Miss Your Chance To Own A Piece Of History With Endless Possibilities. Enquire Now And Make It Yours!

The property is approached through double metal gates and a sweeping block-paved driveway which leads to the front entrance and side access gate.

The property comprises entrance hall, living room, dining room, kitchen, cloak room, utility room, downstairs w.c and garden room to the ground floor, four bedrooms, an en-suite to the principal bedroom, a family bathroom and an additional w.c to the first floor, with a further loft room accessed by the fitted ladder.

The grounds include a block-paved driveway for 5 cars, a front lawn, a generous lawned rear garden and a large, detached garage with alarm and roller shutter to the rear.





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**Approx. Gross Internal Floor Area 2600 sq. ft / 241.66 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. The property also benefits from a combined heating system, made up of two separate systems, one driven by wood and the second with natural gas. These systems can be utilised independently or in tandem, offering a truly flexible heating system to meet the needs of the owner.

Construction type: slate roof, rendered brick walls.

Broadband connection: download speed: standard 16 mbps, superfast 80 mbps, ultrafast 1000 mbps.

- mobile signal / coverage: indoor: EE: voice: limited, data: limited; Three: voice: limited, data limited; O2: voice: likely, data: limited; Vodafone: voice: likely, data: limited.

**Local Authority:**

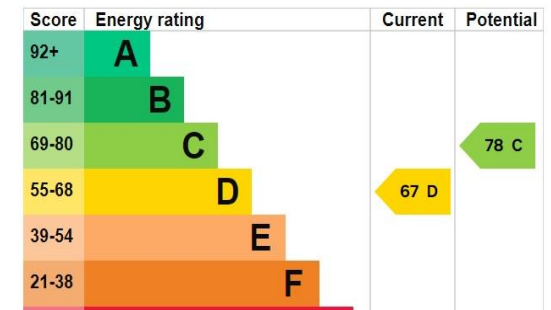
St Helens Borough Council

**Council Tax:**

Tax Band E

**Tenure:**

Freehold



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 firms employment has the authority to make or give any representation or warranty in respect of the property.