



FOR SALE
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HARRISON WAY, NEWTON-LE-WILLOWS, WA12 9JQ



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This Spacious Detached Family Home Is Located In A Popular Area, Offering Stunning Open Views Over The Playing Fields At The Rear, Where You Can Unwind And Enjoy Peaceful Sunsets From The Garden. Inside, The Home Features A Well-Designed Layout That Provides Ample Space For Family Living And Entertaining. The Modern, High-Quality Finishes Add A Touch Of Style Throughout, With A Beautifully Appointed Kitchen At The Heart Of The Home, Perfect For Both Everyday Cooking And Family Gatherings. Just A Short Walk From The Bustling High Street, This Property Is Ideally Positioned For Easy Access To Shops, Cafes, And Local Amenities.

The accommodation on offer includes, entrance porch, hallway, spacious bay fronted lounge archway to dining room, conservatory, feature kitchen, useful utility room and cloaks/W.C all to the ground floor with 4 Bedrooms, en-suite shower room and modern family bathroom.

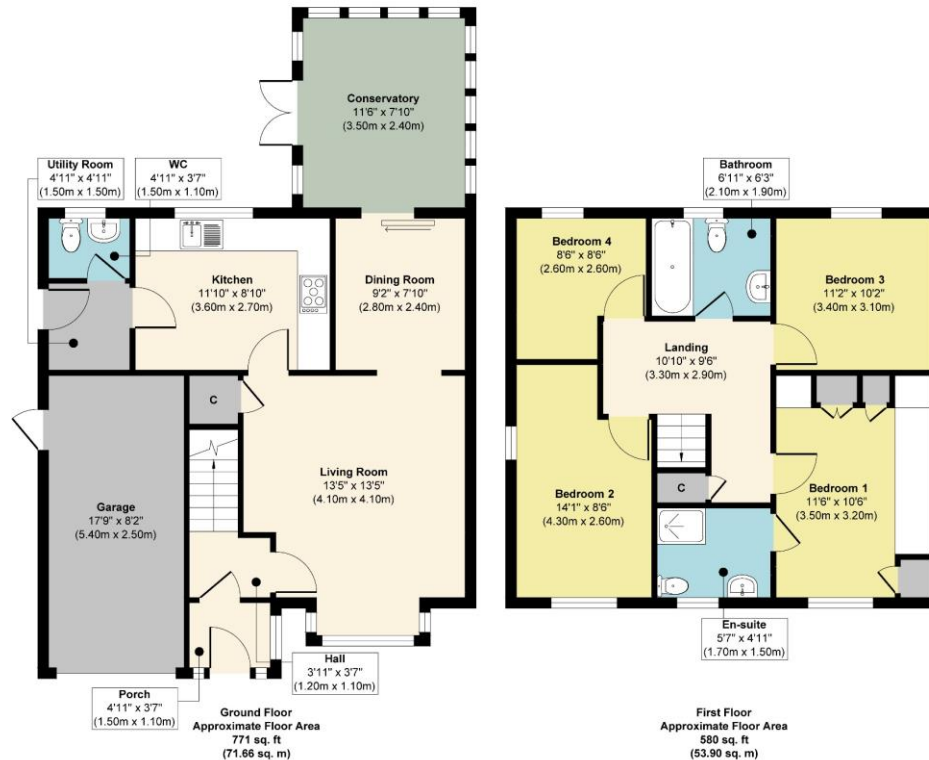
Set back with a block paved driveway providing parking for several vehicles and leading to the integral garage with inset lighting. The rear garden is designed for ease of maintenance, with patio area, ideal for alfresco dining, a delightful summerhouse and artificial lawn. Convenience gate to side.



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Approx. Gross Internal Floor Area 1351 sq. ft / 125.56 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: standard (download 16mbps, upload 1mbps), superfast (download 80mbps, upload 20mbps) - Openreach

Mobile Signal/Coverage: O2 (voice limited, data limited), Three (voice limited, data limited), Vodafone (voice limited, data limited).

Rights/Restrictions: ask the agent

Flood Risk (if known): none

Local Authority:

St Helens Borough Council

Council Tax:

Band E

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 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.

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