



ETHERLEY DRIVE, NEWTON-LE-WILLOWS, WA12 8NS

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# ETHERLEY DRIVE, NEWTON-LE-WILLOWS, WA12 8NS

An Immaculately Presented Four Bedroom Detached Family Home In A Popular Area. This Stunning Property Boasts A Well Designed Layout, Providing Ample Space For Comfortable Family Living. Conveniently Close To Local Amenities With Easy Access To Motorway Networks. Viewing Highly Recommended!

The property features a welcoming approach with a well maintained lawned fore garden and a brick paved driveway leading to an integral garage, providing ample off street parking.

**Ground Floor:** **Hallway:** Entry through the front door leads to a hallway with internal access to the garage, adding convenience. **Lounge:** A spacious and comfortable lounge area. **Open Plan Kitchen/Diner:** Modern, open plan layout with adjoining dining space, ideal for family gatherings or entertaining. **Utility Room and WC:** Separate utility room for laundry and storage needs, along with a conveniently located downstairs WC. **First Floor:** **Principal Bedroom with Ensuite:** Generous main bedroom featuring an ensuite bathroom. **Three Additional Bedrooms:** Well proportioned bedrooms suitable for family use or guest accommodation. **Family Bathroom:** Centrally located, with a full suite.

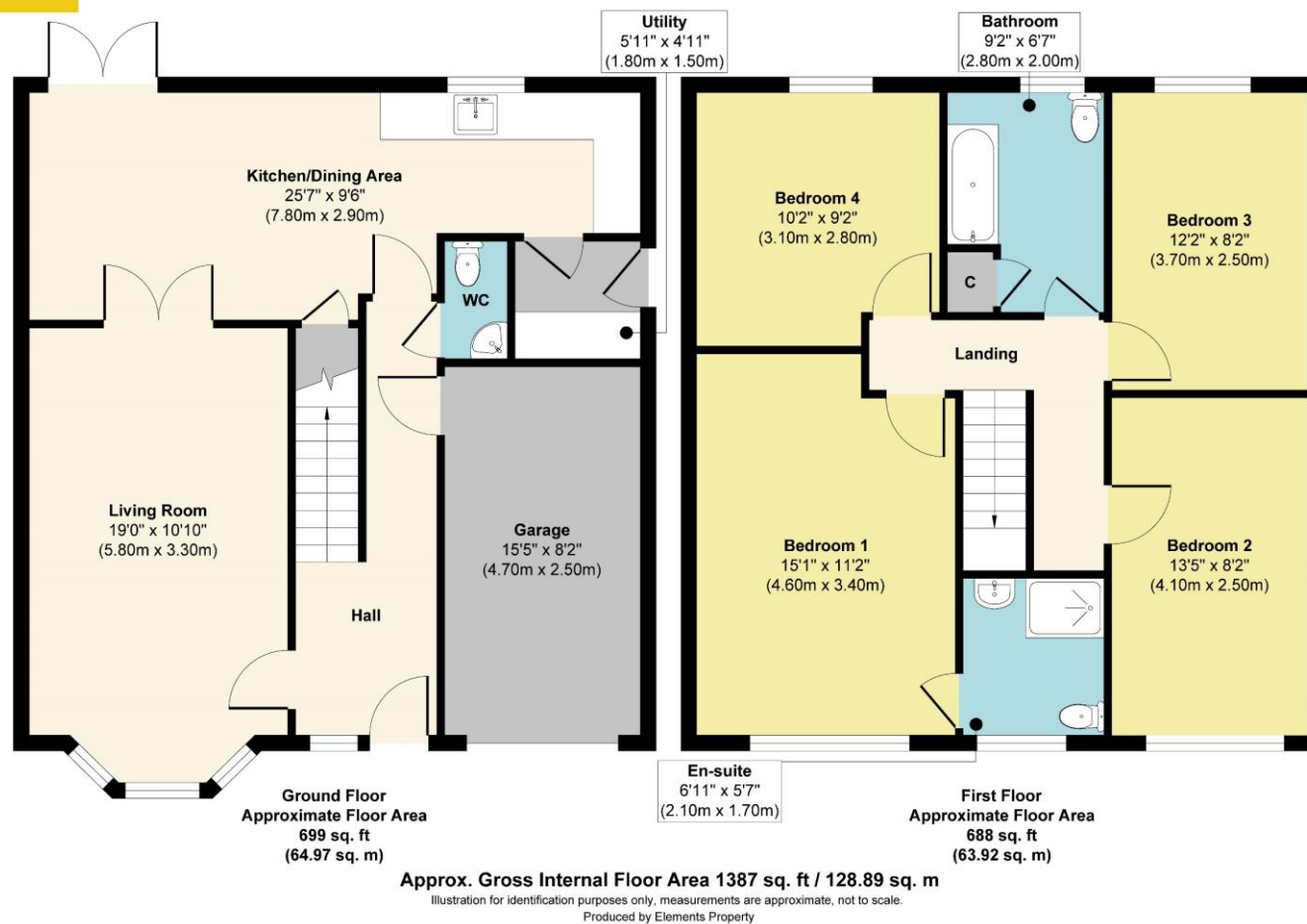
**Rear Garden:** **Side Access Gate:** For convenient entry and exit to the rear of the property. **Paved Patio Area:** Perfect for outdoor seating or barbecues. **Lawned Garden:** Spacious and well maintained lawn.







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### General Services:

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

Construction Type: Brick

Heating type: GCH

Broadband: Max 1000mbps download, 220mbps upload, Basic 5mbps download, 0.7mbps upload, Superfast n/a, Ultrafast 1000mbps download, 220 mbps upload.

Mobile Signal/Coverage: EE voice/data, 3 voice/data, O2 voice/data

Rights/Restrictions: not known

Flood Risk (if known): none

### Local Authority:

St Helens Borough Council

### Council Tax:

Tax Band E

### Tenure:

Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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