



WAYFARERS DRIVE, NEWTON LE WILLOWS, WA12 8DF



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A Highly Desirable Family Home Presented To A High Standard With A Real Wow Factor Throughout

This Impressive Property Boasts A Stunning Extended Breakfast/Kitchen/Sitting Room, Making It Perfect For Modern Living And Entertaining. Set In A Sought-After Location, Just Moments From Newton Train Station, Close To Buoyant High Street. This Rare Opportunity Is Ideal For Families Seeking A Contemporary Home With Space, Style, And Convenience.

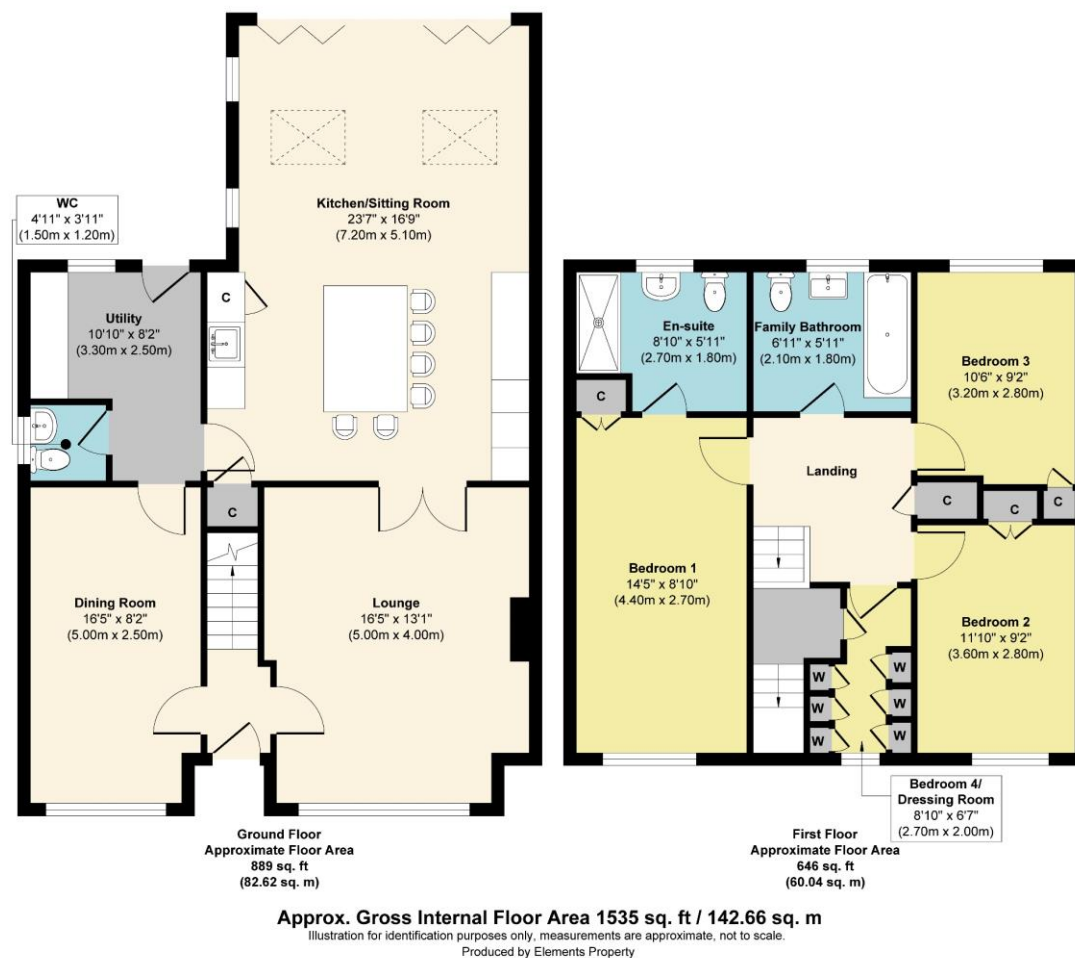
The Generously Proportioned Accommodation Features A Welcoming Hallway, A Bay-Fronted Lounge, A Spacious Dining Room, And A Striking Light-Filled Breakfast/Kitchen/Sitting Area With Bi-Fold Doors Opening To The Garden. A Large Central Island Forms The Heart Of This Exceptional Space. Additional Ground Floor Highlights Include A Useful Utility Room And A Stylish Cloakroom/W.C., While Upstairs You'll Find A Luxurious Main Bedroom With En-Suite, Three Further Bedrooms (With Bedroom Four Currently Used As A Fitted Dressing Room), And A Feature Family Bathroom.

Externally, The Property Continues To Impress With A Wide Driveway Providing Ample Parking For Several Vehicles. The Stunning Rear Garden Is Perfectly Designed For Outdoor Living, Featuring A Barbecue Area With Gazebo, A Private Patio, And A Well-Maintained Lawn. This Outstanding Home Offers A Wonderful Blend Of Comfort, Elegance, And Practicality - Early Viewing Is Strongly Recommended.





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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 15mbps, upload 1mbps), superfast (download 80mbps, upload 20mbps), ultrafast (download 1800mbps, upload 220mbps).

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

Rights/Restrictions: ask the agent

Flood Risk: very low (Surface water), very low (rivers and sea).

Existing Planning Permissions: none

Local Authority:

St Helens Borough Council

Council Tax: Band D

Tenure:

Freehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	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.

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